

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

University Heights Subdivision Number One

AND/OR COMMON

**2 LOCATION**

STREET &amp; NUMBER

6901 to 7001 Delmar Ave. and area enclosed by outer property  
lines facing Yale, Dartmouth & Harvard Aves.

CITY, TOWN

University City

NOT FOR PUBLICATION

2# Hon. William L. Clay

STATE

Missouri 63130

VICINITY OF

CODE 29

St. Louis

COUNTY

CODE

189

**3 CLASSIFICATION**

CATEGORY

☒ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☐ PRIVATE☒ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ MUSEUM☐ COMMERCIAL☒ PARK☒ EDUCATIONAL☒ PRIVATE RESIDENCE☐ ENTERTAINMENT☐ RELIGIOUS☒ GOVERNMENT☐ SCIENTIFIC☐ INDUSTRIAL☐ TRANSPORTATION☐ MILITARY☐ OTHER**4 OWNER OF PROPERTY**

NAME

1. City of University City

STREET &amp; NUMBER

6801 Delmar

CITY, TOWN

University City

VICINITY OF

Missouri

STATE

**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

St. Louis County Courthouse

STREET &amp; NUMBER

7900 Forsyth

CITY, TOWN

Clayton

Missouri

STATE

63105

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

1. Missouri's Contribution to American Architecture

DATE

1928

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR  
SURVEY RECORDS

published: St. Louis Architectural Club

CITY, TOWN

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# **DESCRIPTION**

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

University Heights Subdivision Number One is a planned residential neighborhood encompassing ten blocks, ten named streets and 258 houses with a city park and <sup>3</sup> additional buildings of significance: Two municipal and one institutional. Founded in 1905, it experienced major periods of development in each of the first three decades of the century. It was about 85% complete by 1930 and has not been significantly altered since then. Its appearance is the result of three main factors: its original layout, the regulations set out to govern new construction, and the middle-class fashions of its major period of growth.

The site is the northern slope of a hill, at the crest of which is Delmar Avenue, the southern boundary of the subdivision and its only public street. The street pattern is adjusted to this slope in order to minimize the grade of the streets and to make the frontage of each lot relatively level. The layout of the streets can be seen as an eccentric grid of six east-west streets and four north-south streets; or it can be seen as two concentric ovals inscribed in the 85-acre square of the overall subdivision. In this view, the outer oval is formed by Yale, Dartmouth, Harvard and Princeton, the inner one by Radcliffe, Amherst, Trinity and Cornell, with Columbia Avenue bisecting the center. Each street is gently curved so that no geometric formula fully describes the resulting pattern; the only place where lot frontages meet lot sides at right angles is on Delmar. For the visitor, this plan results in short vistas and constantly changing points of view.

Vehicle access to the neighborhood is limited to two places; the intersections of Delmar with Yale and with Trinity. At the north end of the subdivision, the River Des Peres, actually a small stream, is crossed by footbridges at the ends of Yale and Harvard. There is a public pedestrian way to the west between 701 and 711 Yale and another to the east through the playground of the Delmar-Harvard School.

The irregular street pattern creates unusual intersections, in Y, K and crowsfoot patterns; none are at the right angles. Light standards of unusual design are centered in twelve of these intersections.

The subdivision regulations were set out in a Declaration of Trust and Agreement dated January 19, 1905. They set up a self-perpetuating board of three trustees to manage the maintenance of streets and other jointly held lands. They also established setbacks and minimum values for new construction that have effectively determined the appearance of the subdivision. The maximum setback is 60 feet, applying only to the frontage on Delmar. Other setbacks are scaled from 35 feet to 20 feet, with Princeton the widest and Dartmouth the narrowest. Because the setback regulations are defined by blocks rather than streets, Amherst, and Cornell have greater setbacks on the south than the north sides of the streets. This variation is emphasized by the varying grade especially on Cornell, where the southern houses sit back on a grassy terrace.

The minimum costs that were originally set ranged from \$6,000 at the south end of the subdivision to \$1,500 on the north side of Dartmouth and north end of Yale. These minimums were increased in 1921 to range from \$10,000 to \$2500 with somewhat greater intermediate differentiation. Inflation after the 1930's permitted later houses to be built to a scale and finish somewhat inferior to their neighbors, but these constitute a

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT **Edward Gardner Lewis**

## STATEMENT OF SIGNIFICANCE

University Heights was the first portion of the new town of University City, which was developed by publisher and entrepreneur Edward Gardner Lewis from 1902 onward. In plan it reflects the romantic suburban designs of Frederick Law Olmsted, while at the same time it incorporates the local St. Louis concept of the private street. The houses in University Heights represent the best that was being built for middle-middle-class families through the 1920's, and many of them are associated with Lewis and his colleagues. University Heights is important as an exceptionally well-planned, well-built and well-preserved example of an early twentieth-century suburban development.

### Early History

The land on which the subdivision was built has a long history of ownership, going back to the earliest days of St. Louis.<sup>1</sup> It was part of the estate of Marie Therese Chouteau, daughter of Pierre Laclède, the founder of St. Louis, and wife of Joseph Marie Papin, Indian trader and later farmer. The estate of 3,300 arpents or 2722.22 acres was granted to Papin in his wife's name in 1796. The eighty-five acres which now comprise the neighborhood were later owned by Eliza Mullanphy Clemens (1812-1853), who was a daughter of St. Louis' first millionaire and wife of James Clemens, Jr., who was a distant cousin of Samuel Langhorne Clemens (Mark Twain).

### Edward Gardner Lewis (1868-1950)

Edward Gardner Lewis was a controversial figure in his time and remains so today. "A living contradiction between idealism and commercialism, democratic impulse and personal grandiosity, sincerity and duplicity, Lewis represented many of the forces and much of the character of America's Gilded Age."<sup>2</sup> Born in Connecticut, he attended Trinity College in Hartford for three years. After a few years experience as a salesman with Connecticut firms, he came to St. Louis in 1896, where he successfully sold "Anti-Skeet", a mosquito repellant. In 1899 he purchased a magazine, The Winner, which in 1902 he changed into The Woman's Magazine. At the same time he bought the former Clemens property about a mile outside the city limits and the next year built there a new octagonal publishing office, the building which is now the City Hall of University City and which is already listed in the National Register of Historic Places. The rest of the site, the subject of this nomination, was laid out as



# MAJOR BIBLIOGRAPHICAL REFERENCES

1. Brema, Nancy B. "City Hall Plaza" (National Register of Historic Places Nomination Form). December 10, 1974.
2. Concrete, Vol. XV111, No. 1 (January 1921), pp. 15-19.

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 8782 acres (approximately)

QUADRANGLE NAME "Clayton, Mo."

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 15 7131411910 442182214310

B 15 7131411210 442181181610

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C 15 71313151210 442181191310

D 15 71313151610 4421812151210

E                              

F                              

G                              

H                              

VERBAL BOUNDARY DESCRIPTION

Beginning at the south-east corner of Lot 1, Block 1, of University Park which is a point 120.08 feet plus or minus east of the south-west property corner of Lot 2, Block 1, of University Park (corner of Delmar Blvd, and Vassar Ave.)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
-------	------	--------	------

STATE	CODE	COUNTY	CODE
-------	------	--------	------

## 11 FORM PREPARED BY

NAME / TITLE

1. Constance H. Lennahan, Coordinator

ORGANIZATION

University Heights Garden Club

DATE

June 1, 1977

STREET & NUMBER

711 Yale

TELEPHONE

1-314-727-3955

CITY OR TOWN

University City

STATE

Missouri

63130

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL   

STATE X

LOCAL   

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Director, Department of Natural Resources and

DATE

State Historic Preservation Officer

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

CHIEF OF REGISTRATION

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UNIVERSITY HEIGHTS SUBDIVISION NUMBER ONE

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 1

AMHERST

2. Mr. & Mrs. David H. Jackoway  
6900 Amherst
3. Mr. & Mrs. Gustav H. Lumpe  
6908 Amherst
4. Mr. & Mrs. David Shupe  
6910 Amherst
5. Mr. & Mrs. A. Donnelly  
6912 Amherst
6. Mr. & Mrs. David A. Ghassin  
6915 Amherst
7. Mr. & Mrs. Joseph Klarmann  
6919 Amherst
8. Lois Barrett  
6920 Amherst
9. Mr. & Mrs. Gary L. Stewart  
6923 Amherst
10. Mr. & Mrs. William H. Gantz  
6924 Amherst
11. Mr. & Mrs. Dominic C. Soda  
6925 Amherst
12. Mr. & Mrs. Paul L. Wilton  
6928 Amherst
13. Mr. & Mrs. William W. Russell  
6931 Amherst
14. Mr. & Mrs. Richard K. Muehlmann  
6932 Amherst
15. Mr. & Mrs. Everett R. Kalin  
6935 Amherst
16. Mr. & Mrs. F. Scott Mathews  
6939 Amherst

AMHERST con't.

17. Mr. & Mrs. Donald R. Kornblet  
6942 Amherst
18. Mr. & Mrs. Stephen R. Best  
6943 Amherst
19. Mr. & Mrs. Charles R. Davis  
6947 Amherst
20. John and Mary C. Vander Pluym  
6948 Amherst
21. Charles Alan Fuerst  
6951 Amherst
22. Ernestina Luchetti  
6954 Amherst
23. Anne C. Phares  
6955 Amherst
24. Mr. & Mrs. Elvie Stokes  
6959 Amherst
25. Mr. & Mrs. Robert A. Wykes  
6963 Amherst
26. Elinor M. Coyle  
6969 Amherst

COLUMBIA

27. Mr. & Mrs. Victor A. DiMantova  
6901 Columbia
28. Mrs. Lisellotte Dieckmann  
6906 Columbia
29. Mr. & Mrs. Ellis M. McMurtry  
6910 Columbia
30. Fred M. Reichman  
6911 Columbia

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COLUMBIA (con't.)

31. Mr. & Mrs. Louis Shaywitz  
6916 Columbia
32. Mr. & Mrs. Jack G. Wolff  
6918 Columbia
33. Mr. & Mrs. Mark Selden  
6919 Columbia
34. Mr. & Mrs. Morris B. Klevens  
6925 Columbia
35. Joel E. Schneider  
6929 Columbia
36. Mr. & Mrs. William F. Holmes  
6930 Columbia
37. Mr. & Mrs. Dennis R. Lubeck  
6933 Columbia
38. Josephine Salia  
6936 Columbia
39. Mr. & Mrs. Stanley Lang  
6939 Columbia
40. Mr. & Mrs. Richard Rochberg  
6940 Columbia
41. Donald Finkel  
6943 Columbia
42. Mr. & Mrs. Arthur M. Sandler  
6947 Columbia
43. Paula D. Hotze  
6948 Columbia
44. Mr. & Mrs. Carl J. Ronollo  
6953 Columbia

COLUMBIA (con't.)

45. Mr. & Mrs. Isadore Harwood  
6954 Columbia
46. John C. Conner  
6959 Columbia
47. Univerisity Heights Association, Inc.  
6960 Columbia (vacant lot)
48. Mr. & Mrs. William W. Martin  
6963 Columbia
49. Alice M. Rasner  
6965 Columbia

CORNELL

50. Mr. & Mrs. William P. Chulick  
6900 Cornell
51. Alan N. Burstein  
6901 Cornell
52. Mr. & Mrs. Werner Hochwald  
6910 Cornell
53. Mr. & Mrs. Sam Elson  
6911 Cornell
54. Richard M. Randall  
6919 Cornell
55. Mr. & Mrs. Kermit Hemker  
6920 Cornell
56. Mr. & Mrs. Albert L. Goodman  
6925 Cornell
57. Mr. & Mrs. Sol Mogerman  
6930 Cornell

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CORNELL (con't.)

DARTMOUTH

- |  |  |
|--|--|
| 58. Mr. & Mrs. John F. White<br>6933 Cornell           | 73. Mr. & Mrs. Milton Petrofsky<br>6879 Dartmouth                          |
| 59. Mr. & Mrs. James R. Patterson, Jr.<br>6935 Cornell | 74. Mr. & Mrs. Sol S. Stein<br>6883 Dartmouth<br>112 Lake Forest, MD 63117 |
| 60. Minnie E. Goodman<br>6936 Cornell                  | 75. Mr. & Mrs. Samuel J. Lefton<br>6887 Dartmouth                          |
| 61. Mr. & Mrs. Richard I. Figueras<br>6945 Cornell     | 76. Dr. & Mrs. Jouko Kalerno Halme<br>6891 Dartmouth                       |
| 62. Mr. & Mrs. John H. Uhlemann<br>6946 Cornell        | 77. Mary K. Barutio<br>6895 Dartmouth                                      |
| 63. Kathleen M. Beckmann<br>6949 Cornell               | 78. Mr. & Mrs. Sol Kolchinsky<br>6901 Dartmouth                            |
| 64. Mr. & Mrs. William H. Boothby<br>6954 Cornell      | 79. Mr. & Mrs. John A. Kipper<br>6905 Dartmouth                            |
| 65. Harold I. Weingarten<br>6955 Cornell               | 80. Mr. & Mrs. Bruce E. Jacobs<br>6909 Dartmouth                           |
| 66. Mr. & Mrs. Russell C. MacKinnon<br>6960 Cornell    | 81. Mr. & Mrs. Robert W. Schneider<br>6914 Dartmouth                       |
| 67. Mr. & Mrs. Howard Nemerov<br>6970 Cornell          | 82. Mr. & Mrs. Norman Stack<br>6915 Dartmouth                              |
| 68. Mr. & Mrs. Norris K. Smith<br>6975 Cornell         | 83. Mr. & Mrs. Henry Veal<br>6918 Dartmouth                                |
| 69. Miss Nehoma Lerner<br>6978 Cornell                 | 84. Mr. & Mrs. Harry Beckerman<br>6921 Dartmouth                           |
| 70. Mr. & Mrs. Samuel Liberman<br>6983 Cornell         | 85. Mr. & Mrs. James B. Turner, Sr.<br>6922 Dartmouth                      |
| 71. Mr. & Mrs. Conley Harmon<br>6984 Cornell           | 86. John F. Wiegiers<br>6925 Dartmouth                                     |
| 72. Arlene H. Shulman<br>6987 Cornell                  |  |

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DARTMOUTH (con't.)

DARTMOUTH (con't.)

- |  |   |
|--|---|
| 87. Mr. & Mrs. Thomas R. Hayes<br>6926 Dartmouth     | 101. Mr. & Mrs. Sam M. Zucker<br>6954 Dartmouth         |
| 88. Ruth M. O'Neal<br>6929 Dartmouth                 | 102. Mr. & Mrs. Samuel H. Fridkin<br>6958 Dartmouth     |
| 89. Mr. & Mrs. A. Kent Rissman<br>6930 Dartmouth     | 103. Mr. & Mrs. Luther J. Williams<br>6959 Dartmouth    |
| 90. Mr. & Mrs. Charles Rudy Jacobi<br>6931 Dartmouth | 104. Shirley Ann Wilensky<br>6960 Dartmouth             |
| 91. Mr. & Mrs. Lowell Dean Smith<br>6934 Dartmouth   | 105. Ellen S. Redler<br>6955 Dartmouth                  |
| 92. Mr. & Mrs. Calvin L. Jackson<br>6935 Dartmouth   | 106. Mr. & Mrs. Lamar Hill<br>6963 Dartmouth            |
| 93. Mr. & Mrs. Leon Sawyer<br>6938 Dartmouth         | 107. Mr. & Mrs. Keith Fitzgerald<br>6966 Dartmouth      |
| 94. Mr. & Mrs. Jerome E. Massey<br>6939 Dartmouth    | 108. Mr. & Mrs. Manny Bader<br>6967 Dartmouth           |
| 95. Mr. & Mrs. Robert C. Roach<br>6941 Dartmouth     | 109. Mr. & Mrs. Terrence W. Marlow<br>6969 Dartmouth    |
| 96. Mr. & Mrs. Michael J. Moody<br>6942 Dartmouth    | 110. Mr. & Mrs. Milton J. Schlesinger<br>6970 Dartmouth |
| 97. Mr. & Mrs. Evan C. Dodd<br>6945 Dartmouth        | 111. Mr. & Mrs. Mark C. Meatte<br>6971 Dartmouth        |
| 98. Mr. & Mrs. Constantin Tsevis<br>6948 Dartmouth   | 112. Mr. & Mrs. Bernal C. Payne<br>6974 Dartmouth       |
| 99. Eugene H. Rubin<br>6949 Dartmouth                | 113. Reba L. Anderson<br>6975 Dartmouth                 |
| 100. Paul D. Schult<br>6950 Dartmouth                | 114. Mr. & Mrs. William P. Cingolani<br>6979 Dartmouth  |

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DELMAR

HARVARD (con't)

- |  |      |   |
|--|------|---|
| 115. City of University City<br>6801 Delmar                    | 129. | Mr. & Mrs. John W. Cole<br>7 North Brentwood Blvd. 63105<br>721 Harvard |
| 116. Childgrove School Corporation<br>6901 Delmar              | 130. | Mr. & Mrs. Joe Fein<br>722 Harvard                                      |
| 117. Mr. & Mrs. Robert P. Holtz<br>6925 Delmar                 | 131. | Rachel Melechen<br>725 Harvard  |
| 118. Mr. & Mrs. William E. Witherspoon<br>6939 Delmar          | 132. | Mr. & Mrs. Charles LaRocco<br>726 Harvard                               |
| 119. Dr. & Mrs. Charles Kuhn III<br>6951 Delmar                | 133. | Mr. & Mrs. Max Hirsch<br>729 Harvard                                    |
| 120. Mr. & Mrs. Willie E. Daniels<br>6955 Delmar               | 134. | Mr. & Mrs. Peter A. Robben<br>730 Harvard                               |
| 121. Mr. & Mrs. Franklin S. McKeown<br>6965 Delmar             | 135. | Mr. & Mrs. Joseph M. Wilson, Jr.<br>733 Harvard                         |
| 122. Mr. & Mrs. Barney D. Evans<br>6975 Delmar                 | 136. | Mr. & Mrs. Gerald W. Chappue<br>735 Harvard                             |
| HARVARD  | 137. | Susan W. Wynne<br>736 Harvard   |
| 123. Board of Education of University City<br>601 Harvard      | 138. | Mr. & Mrs. Alexander Sonnenschein<br>738 Harvard                        |
| 124. Robert J. Fahey, Jr., Trustee<br>4735 Alma<br>703 Harvard | 139. | Mr. & Mrs. Donald R. Martin<br>739 Harvard                              |
| 125. Pluma M. Johnson<br>714 Harvard                           | 140. | Mr. & Mrs. J. Lee<br>742 Harvard  |
| 126. Mr. & Mrs. Charles F. Bresnahan<br>715 Harvard            | 141. | Mr. & Mrs. Earlie F. Bowman<br>743 Harvard                              |
| 127. Mr. & Mrs. Tom Sawyer<br>719 Harvard                      | 142. | Susanne Winter<br>746 Harvard   |
| 128. Janet Jungkuntz<br>720 Harvard                            | 143. | Janice L. Schneider<br>747 Harvard                                      |

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HARVARD (con't.)

PRINCETON

144. Mr. & Mrs. James Riles  
750 Harvard

159. Mr. & Mrs. George Loumpas  
6900 Princeton

145. Mr. & Mrs. Louis Mink  
753 Harvard

160. Mr. & Mrs. Charles Pashos  
6901 Princeton

146. Mr. & Mrs. Richard A. Watson  
756 Harvard

161. Shirley Jacobi  
8 (6910) Princeton

147. Ester Goldman  
757 Harvard

162. Mr. & Mrs. Herbert W. Wishart  
4 (6918) Princeton

148. Mr. & Mrs. Nathan H. Arsht  
760 Harvard

163. Mr. & Mrs. Lawrence J. Ross  
21 (6917)

149. Gerda Berger  
761 Harvard

164. Mr. & Mrs. Ronald L. Zenke  
5 (6924) Princeton

150. Mr. & Mrs. Mohammad S. Ardakani  
762 Harvard

165. Mr. & Mrs. William F. Pickard  
6925 Princeton

151. Mr. & Mrs. HenryJ. Kaltenthaler III  
765 Harvard

166. Mr. & Mrs. James Noonan  
19 (6933) Princeton

152. Mr. & Mrs. Wilbur A. Gould  
766 Harvard

167. Mr. & Mrs. Samuel I. Weissman  
6926 Princeton

153. Mr. & Mrs. Ezell Marshall  
769 Harvard

168. Mr. & Mrs. Yasuo Ishida  
7 (6940) Princeton

154. Mr. & Mrs. Wilbur A. Gould  
772 Harvard

169. Marlene K. Barrett  
18 (6941) Princeton

155. Mr. & Mrs. Raymond T. Davis  
774 Harvard

170. Mr. & Mrs. Philip D. Stahl  
6948 Princeton

156. Mr. & Mrs. John W. Collins  
775 Harvard

171. Mr. & Mrs. Harry R. Houlihan  
6949 Princeton

157. Mr. & Mrs. Sam J. Levin  
776 Harvard

172. John Sabin  
9 (6954) Princeton

158. Mr. & Mrs. Alice L. Aslin  
780 Harvard

173. Mr. & Mrs. Anthony Cintonino  
6957 Princeton

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PRINCETON (con't.)

RADCLIFFE (con't.)

174. Mr. & Mrs. Wallace F. Maull  
10 (6964) Princeton

188. Mr. & Mrs. Constantine E. Michaelides  
735 Radcliffe

175. Mr. & Mrs. Gunter Schmidt  
15 (6965) Princeton

189. Mr. & Mrs. Edward H. Renner  
739 Radcliffe

176. Mr. & Mrs. Bernard B. Goodman  
11 (6970) Princeton

190. J.S. Caine  
743 Radcliffe

177. Max L. Stevens  
14 (6975) Princeton

191. Mr. & Mrs. Bernard Selikson  
746 Radcliffe

178. Mr. & Mrs. Don A. Livingston  
12 (6980) Princeton

192. Mr. & Mrs. Adolph Irvin Cohen  
747 Radcliffe

179. Mr. & Mrs. James C. Millstone  
6985 Princeton

193. Jane C. Post  
751 Radcliffe

RADCLIFFE

194. Paul Lee Brading  
752 Radcliffe

180. Hana DeCharms  
702 Radcliffe

195. Mr. & Mrs. Michael H. Wetmore  
755 Radcliffe

181. Mr. & Mrs. Michael Rybalks  
708 Radcliffe

196. Mr. & Mrs. Bernard Selikson  
15 (761) Radcliffe

182. Mr. & Mrs. James K. Pearson  
712 Radcliffe

197. Mr. & Mrs. William P. Grant  
767 Radcliffe

183. Mr. & Mrs. Everett G. Werremeyer  
717 Radcliffe

198. Mr. & Mrs. Ronald E. Rolfe  
c/o Sam Lewin  
770 Radcliffe

184. Mr. & Mrs. Arun K. Mitra  
720 Radcliffe

199. Mr. & Mrs. Daniel H. Kruvand  
771 Radcliffe

185. Mr. & Mrs. James H. Sporleder  
721 Radcliffe

200. Mr. & Mrs. Walter C. Bauer  
780 Radcliffe

186. Mr. & Mrs. Robert S. Demitz  
727 Radcliffe

187. Mr. & Mrs. Kenneth Dickinson  
731 Radcliffe



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TRINITY

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201. Jack Frolichstein  
700 Trinity
202. Mr. & Mrs. Robert H. Easton  
708 Trinity
203. Mr. & Mrs. Alan D. Engelsman  
714 Trinity
204. Mr. & Mrs. Samuel C. Hutchison, Jr.  
717 Trinity
205. Adah Nash McAllister  
718 Trinity
206. Mr. & Mrs. Edward C. Garner  
724 Trinity
207. Mr. & Mrs. Joel N. Revzen  
728 Trinity
208. Mr. & Mrs. Conrad F. Kellermann  
734 Trinity
209. Dr. Viktor Hamburger  
470 Trinity
210. Mr. & Mrs. Daniel H. Kohl  
742 Trinity
211. Mr. & Mrs. Al Goldman  
748 Trinity
212. Mr. & Mrs. Egnazzio S. Salia  
752 Trinity
213. Mr. & Mrs. Theodore Finkelstein  
900 Trinity
214. Mr. & Mrs. Henry Levin  
906 Trinity

215. Mr. & Mrs. Jerry M. Gers  
909 Trinity
216. Mr. & Mrs. Leonard Reed  
910 Trinity
217. Mr. & Mrs. Alex Rubin  
913 Trinity
218. Mr. & Mrs. John C. Mauck  
916 Trinity
219. Mr. & Mrs. Harvey G. Brethorst  
921 Trinity
220. Mr. & Mrs. Donald L. Bruder  
924 Trinity

YALE

221. Mr. & Mrs. George B. Dunn  
1 (600) Yale
222. Mr. & Mrs. Robert L. Robarson  
700 Yale
223. Mr. & Mrs. Donald B. Stromenger  
701 Yale
224. Mr. & Mrs. Patric C. Lennahan  
711 Yale
225. Mr. & Mrs. Victor Fierstine  
719 Yale
226. Mr. & Mrs. Arthur R. Grunmann  
722 Yale
227. Mr. & Mrs. Sol Davis  
723 Yale

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YALE (con't.)

YALE (con't.)

- |   |   |
|---|---|
| 228. Kenneth Hyman<br>727 Yale                        | 242. Mr. & Mrs. Roger H. Perry<br>760 Yale      |
| 229. Mr. & Mrs. James C. Bell, Sr.<br>728 Yale        | 243. Mr. & Mrs. David A. Conway<br>764 Yale     |
| 230. Mr. & Mrs. Max Vandersall<br>731 Yale            | 244. Mr. & Mrs. Melford Q. Hersey<br>765 Yale   |
| 231. Dr. & Mrs. Aaron Rosen<br>734 Yale               | 245. Sharon D. Clark<br>766 Yale                |
| 232. Mr. & Mrs. Sheldon S. Helfman<br>737 Yale        | 246. Mr. & Mrs. James C. Ballard<br>769 Yale    |
| 233. Mr. & Mrs. Donald J. Szwabo<br>738 Yale          | 247. Dr. Ernest M. Moore<br>772 Yale            |
| 234. Dr. & Mrs. Herman Erlanger<br>742 Yale           | 248. Mr. & Mrs. Nels J. Holmberg<br>773 Yale    |
| 235. Mr. & Mrs. Albert Lebowitz<br>743 Yale           | 249. Venus Britt<br>776 Yale                    |
| 236. Mr. & Mrs. Rubin Schlafman<br>747 Yale           | 250. Evelyn Pace<br>777 Yale                    |
| 237. Mr. & Mrs. John Peter Hokanson<br>748 Yale       | 251. Mr. & Mrs. John Brophy<br>780 Yale         |
| 238. Mr. & Mrs. Robert C. Wedepohl<br>750 Yale        | 252. Mr. & Mrs. Robert J. Newman<br>781 Yale    |
| 239. Mr. & Mrs. Jack H. Pyburn<br>751 Yale            | 253. Mr. & Mrs. Robert N. Davenport<br>784 Yale |
| 240. Mr. & Mrs. David Lazarus<br>754 Yale             | 254. Mr. & Mrs. John C. Puterbaugh<br>788 Yale  |
| 241. Mr. & Mrs. Taylor W. Strubinger<br>757 (12) Yale | 255. Mr. & Mrs. Larry E. Marks<br>789 Yale      |

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YALE (con't.)

- 256. Mr. & Mrs. Albert Baernstein II  
793 Yale
- 257. Mr. & Mrs. Thomas M. Cobb  
797 Yale
- 258. Alan Raifman  
800 Yale
- 259. Mr. & Mrs. William E. Kollmar  
801 Yale
- 260. Eli F. Rottman  
809 Yale
- 261. Mr. & Mrs. Daniel J. Gonos  
810 Yale
- 262. Marc Gordon  
813 Yale
- 263. Joseph F. Fillie  
815 Yale

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2. Missouri State Historic Survey  
1979  
Department of Natural Resources  
P.O. Box 176  
Jefferson City, Missouri 65102

state

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very small percentage of the total and are mostly concentrated on Dartmouth. Lot sizes were originally designed with these minimums in mind; smaller houses had smaller lots. Accordingly, short Amherst has 25 houses while longer Princeton has only 21.

About eighty houses had been built in University Heights No. 1 by the time E. G. Lewis departed for California in 1912. Another forty were built by the end of the decade and over one hundred more in the next ten years. They are predominantly brick in construction, with several notable shingle, stone and half-timbered examples. Queen Anne motifs are identifiable on several of the earlier houses and Tudor Revival and Colonial or Georgian Revival styles were popular, but most houses are too plain to be classifiable in any of the familiar eclectic categories of the period. Robert Vickery suggests two basic house types for St. Louis private streets: the side entry and center hallway.<sup>1</sup> In University Heights, the side entry along with plans having the entry at one end of the front elevation predominated in the early years. Elements associated with the craftsman movement appeared in many houses, especially art glass. Brickwork was often laid in a variation of common bond with courses of Flemish bond every fifth, sixth or seventh course; a few houses used glazed headers in this bond, creating an overall dotted pattern. Mortar was often colored red or black. Double-hung windows characteristically had one single panel in the lower sash and several in the upper sash, often arranged in a decorative pattern other than the usual grid. A one-story front porch was common. By the 1920's the center hallway or at least center door was the more common type. It had more conventional detailing and a roof of lower pitch.

This division of types was as true of the less-expensive houses as of the large ones, but they were more likely to be a one-and-a-half-story type, such as a bungalow or a gambrel-roof cottage. Certain house types have, because of regulations or chance, tended to cluster on certain streets, adding to their already individual character. At the top of Yale, E. G. Lewis, his brother and his brother's father-in-law all built Tudor Revival houses. The Lewis house is gone, but 600 (or Number 1) Yale and 700 Yale are still there, establishing a tone for the whole subdivision. The west side of Radcliffe also has several houses with half-timbered motif (727, 731, 739, 751), and by their size and strong design they dominate the street. The west end of Amherst was originally a row of shingle-style houses, and although several of them have been altered, their irregular massing and picturesque shapes still harmonize well, particularly from 6951 to 6969. Trinity has a series of bungalows on its east side, while where it merges with Harvard, a series of gambrel-roofed houses creates another unity (708 and 700 Trinity; 725, 729 and 743 Harvard).

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Notable Houses

Aside from the home of E. G. Lewis himself, all the original houses in University Heights remain. Several of them were designed by architects of local repute, while others are worthy of special consideration because of the people who lived in them.

Herbert C. Chivers, the architect of the Woman's Magazine building, now the City Hall, was adept at publicizing his own work. Mr. Chivers published a monthly magazine called The Home Builder. He also published several books of his plans and designs for homes and churches. His plans ranged from modest cottages to large stone mansions and he advertised his publications in the Woman's Magazine published by the Lewis Publishing Company.

His book Artistic Homes, printed in 1905, contains the designs for at least three of the houses in University Heights.<sup>2</sup> The house at 6975 Cornell is the most elaborate of them, with a corner turret and an Ionic porch and porte-cochere. It was built in 1906 and the first owner was Frank J. Cabot, Secretary of the Peoples United States Bank and Secretary of the Lewis Publishing Company. He served on the first Board of Aldermen in University City. Mr. Cabot was the owner of the Woman's Farm Journal until Mr. Lewis purchased this publication in 1901 and made Mr. Cabot a part of the Lewis enterprises. From 1927 to 1962 the house was owned by Frank W. Phelan, Jr., Vice President of the Phelan-Faust Paint Manufacturing Company, still in business, in St. Louis.

Just down the street, 6935 Cornell is a four-square house which has a similar juxtaposition of stylistic features: a classicizing wrap-around porch and diamond-paned windows. The third Chivers house is 6915 Amherst, a one-and-a-half story gambrel-roofed house that combines features of the shingle and Colonial Revival styles. It forms the east end of a row of shingle-style houses that are among the earliest in the neighborhood. These houses are all somewhat simpler than Chivers' published designs, but they may be his work, adapted to practical constraints. At the west end of the row, 6969 Amherst was built by the University Heights Realty and Development Company about 1906 and went through ten owners in four years, always occupied by a caretaker. In 1912 it became the property of a subsidiary of the American Woman's League and may have been used as a national chapter house or other office.<sup>3</sup> This house has been somewhat altered from a design originally nearly identical to 751 Yale. Both of these houses may have been designed by Chivers.

John J. Roth was another architect closely associated with Lewis; Mrs. Roth was a niece of Mrs. Lewis, and, in 1913, Roth served as Building Commissioner of University City. His first house, after graduating from Washington University, was 784 Yale for Dr. Frank Hinchey, a prominent physician.<sup>4</sup> Built in 1910, it reflects a detailed knowledge of the contemporary work of Frank Lloyd Wright,

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with its cruciform plan, broad overhangs, emphasized corners and art-glass windows. According to John B. Hinchey, the builder's son, it was quite revolutionary in those days. Roth's later work was more conventional. In 1912 he formed a partnership with Guy Study which was responsible for the neo-classical intake tower at the St. Louis Waterworks (now a city landmark) as well as many eclectic suburban houses. In 1915 Roth followed Lewis to Atascadero, where he was active in the construction of the new community.<sup>5</sup> The following year Study completed two additional houses in University Heights, the Colonial Revival one at 6901 Princeton and the astylar one directly behind it at 6900 Cornell. Another Roth and Study house may be the one at 777 Yale.<sup>6</sup>

The firm of Eames and Young, one of the most prominent in St. Louis at the time, was retained in 1909 by John W. Lewis, brother of Edward G. Lewis, to design his home at Number One Yale Avenue (now 600 Yale).<sup>7</sup> Eames and Young had designed the home of Governor Francis in 1897 which became a St. Louis landmark during the 1904 World's Fair, of which Francis was president. In 1909 they were also serving as architects for the Art Academy Building (now the Ward Building) and for the enlargement and remodeling of the Magazine Press Building (now Police and Fire), and Thomas C. Young was designing the pylons for the gateway to University City; all these buildings are now part of the City Hall Plaza District.<sup>8</sup> The house at Number One Yale is in a modernized version of the Tudor Revival style, with brick and half-timbering. Ralph Chesley Ott, the artist who painted the murals in the Magazine Building, also painted murals in the dining room of this house. John W. Lewis was Trust Officer for the Peoples Savings Trust Company, Vice President of the University Heights Realty and Development Company, and City Attorney for University City.

His son, John E. Lewis, was born in the house May 25, 1909. Concrete figures of rampant lions on brick pillars flank the sidewalk approach to the house. John E. Lewis says they were there when he was a child but he does not know their origin. It is true, however, that E. G. Lewis liked to use lions as a symbol of University City; he commissioned Julian Zolnay to place a monumental pair atop his gateway, and this much smaller pair nicely repeats the theme at the main entrance to the subdivision. The house was later the home of Bill James, the founder of Boys' Town of Missouri.<sup>9</sup>

Eames and Young may have designed the house of E. G. Lewis as the Francis Drischler who supervised its construction worked for them from about 1901 to 1904. After that he started his own practice and so he himself was probably the designer of the house at 700 Yale, which he supervised when it was built in 1905 by Ittner and Bruce.<sup>10</sup> The house was commissioned by E. G. Lewis, but he immediately sold it to James F. Coyle. Coyle and Charles W. Sargent were agents of Belding Bros. and Company Sewing Silk. Their firm, Coyle and Sargent, was located at 1121

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and 1123 Washington Avenue in St. Louis. Mr. Coyle was also a Director of the Peoples' United States Bank, the Lewis Publishing Company, and the People's Savings and Trust Company, all enterprises of Edward Gardner Lewis. Mr. Coyle served on the first Board of Aldermen of University City and was Chairman of the Ways and Means Committee. He was also the father-in-law of John W. Lewis.<sup>11</sup>

Hellmuth and Spiering is another prominent architectural firm represented in University Heights. Louis Clemens Spiering was an officer of Washington University for ten years, and from 1910 to 1911 he was Assistant Professor of Architecture. He was educated in Berlin and Paris and received his diploma from the French government. The bridges and part of the pavilion of the Cascades at the Louisiana Purchase Exposition, the Artists Guild, and the Sheldon Memorial were his work. He was also a consulting architect for the Missouri State Capitol.<sup>12</sup> George Hellmuth was the father of George F. Hellmuth of the firm of Hellmuth, Obata and Kassabaum. Hellmuth and Spiering designed the house at Seven (6940) Princeton for Conrad Budke. He was the President of the Nelson Chessman Advertising Company at 1127 Pine Street and was a close friend of E. G. Lewis and an advisor in the field of advertising. He was a founding trustee of the subdivision and the twelve lamp standards at the intersections were erected in his memory after his death in 1923.<sup>13</sup> The Budke house is a three-story brick house with a ballroom on the third floor which served as a play room for the Budke children and for other children in the neighborhood. There is also a wine cellar and there was once a vineyard on the lot east of the Budke home before a house was built there. The garage, now a one-story building, originally provided quarters for a butler and a chauffeur on the second story. Conrad Budke and his sons, Conrad, Jr. and Louis, were much interested in Moon automobiles which were made in St. Louis until 1930. There were three Moon cars in the Budke family. In 1910, Conrad married Georgiana Phelan, who was the daughter of Frank W. Phelan, Jr.<sup>14</sup>

Across the street at Eighteen (6941) Princeton is another house by Hellmuth and Spiering, this one for Frederick Charlot, the President of the Ozark Cooperage and Lumber Company. Spiering is also thought to have designed the houses at 6930 Columbia and 6939 Columbia.

In 1908, Mr. Lewis began publication of a new magazine called Beautiful Homes, and, with his flair for self-advertisement, he frequently featured houses from University Heights in its pages. The house at Fifteen (6965) Princeton is the subject of an article in the 1909 February edition which includes floor plans and photographs. This house had been built in 1906. It was sold upon completion by Mr. and Mrs. Lewis to F. V. Putnam who was Cashier of the People's United States Bank, Treasurer of the University Heights Realty and Development Company, and Treasurer of the Lewis Publishing Company. Mr. Putnam was on the first Board of Aldermen of University City and he also served as Street Commissioner. The



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July 1909 issue had two University Heights houses: Charles R. Green designed the Tudor Revival house of the Rev. W. M. Walton at 727 Radcliffe, while William P. McMahon designed the similar house next door at 731 Radcliffe for Franz L. Harris. Harris was a founding trustee of the subdivision, serving until 1918, and also a member of the school board.

Albert B. Groves, E. F. Nolte, and George Kennerly are other architects who achieved a certain local reputation in the first years of the century and who left houses in University Heights. Groves did 727 Yale (known for many years as Number Six), and Nolte did 797 Yale (formerly 22). Kennerly did the large gambrel house at Three (6910) Princeton, which was once shingled but has unfortunately been stuccoed. In a very different mode he designed the multi-gabled, half-timbered house at 751 Radcliffe, which has preserved its extensive art-glass windows, while for himself he designed a simpler house with craftsman features at 6924 Amherst.

The house at 748 Trinity, while it is a decade later than those discussed above, has perhaps the greatest architectural significance of any in the neighborhood. It was built in 1921 by Russell Barr Williamson in a style directly influenced by Frank Lloyd Wright. Williamson had studied at Taliesin during the time that Wright was experimenting with concrete construction, and this house was specifically designed to show off the capabilities of this material, as Williamson himself wrote in the magazine Concrete.<sup>15</sup> In plan and massing, the house is very like several from Wright's Prairie period, while the chunky concrete decorative elements reflect an awareness of his more recent work in California and Japan. The first owner of the house was Preston M. Bruner, founder of the Bruner Granitoid Company, which made concrete sidewalks and building components; he too had a professional interest in this experiment.<sup>16</sup>

Other houses in University Heights, less significant for their architecture, have noteworthy associations with figures prominent in the early years of University City.

Luther T. Ward, the first President of the Board of Education in University City, was the original owner of Eight (6948) Princeton next door to Conrad Budke. Ward was Director of the Geller, Ward and Hauser Hardware Company at 412 North 4th Street, St. Louis. He served on the Board of Education for fourteen years from 1911 until 1925. The former Art Institute of the American Woman's League, now on the National Register of Historic Places, was acquired by the Board of Education under Mr. Ward's administration and a junior and senior high school and offices for the Board of Education were opened in the building.<sup>17</sup> Much of the growth and expansion of the University City school took place under Mr. Ward's leader-

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ship. The old Art Institute Building has been renamed the Luther T. Ward Building in his honor. His home, built in 1910, is a three-story brick, Tudor style house with a billiard room on the third floor.

Robert P. Bringhurst was the third of the founding trustees of University Heights serving from 1905 until 1916. He lived at 793 (21) Yale at least from 1910 until his death in 1925. He was the sculptor of the statue of U. S. Grant on the grounds of the St. Louis City Hall and the monument to Elijah Lovejoy in Alton, Illinois, and he did much work for the World's Fair. His studio near downtown St. Louis was a meeting place for artists and a forerunner of the St. Louis Artists Guild.

A resident artist of greater renown, Taxile Doat, a ceramicist from Sevres who was lured to University City by E. G. Lewis to head this division of the Art Institute. Doat may have lived at 725 Harvard, a one-and-a-half-story gambrel-roofed house with a semicircular portico. He had considerable influence on local pottery-making and University City work from this period now commands impressive prices.<sup>18</sup>

Geza Moran was a Hungarian tinsmith who came to St. Louis for the Fair and stayed. His unusual gabled house at 765 Yale was once graced by his own murals depicting traditional Hungarian themes.

The two non-residential structures in University Heights are worthy of note. The former Anchor Masonic Temple, built 1925-1926 by Tom P. Barnett, is in the style of the late Egyptian Revival, with polychrome lotus capitals and a pyramidal roof. In addition to its architectural interest as a fine example of rare style, the building plays an important role in the composition of the civic center. Located just to the north and west of the University City gates, the building is complemented in mass and form by the domed former First Church of Christ Scientist across Delmar. The two buildings reinforce the monumental character of the gates and the whole civic center while providing a transition to the residential areas beyond.

The former public library building was built in 1939 in a late Georgian Revival idiom. It now houses a variety of municipal offices.

Changes

As far as is known, only one house has been lost from University Heights -- the home of its founder, E. G. Lewis. Part of his property is now Lewis Park, which occupies the southwest corner of University Heights, plus some additional land just to the west. The actual site of the house was divided into two lots

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now occupied by 701 and 711 Yale. The two houses at 6931 and 6935 Amherst burned about 1908 but were immediately rebuilt, 6935 according to the original design, 6931 using a new one.

At the southeast corner of the subdivision several minor changes have been made in the street pattern. Very early, the east end of Block 5 was cut off to make a mid-street island, and the street name at that point was changed from Harvard to Trinity, which was already the name of the corresponding street on the south side of Delmar (and not coincidentally the Alma Mater of E. G. Lewis). Two blocks north of Delmar, the name Trinity replaced Bryn Mawr. A slight adjustment in street alignments permitted the name Harvard to be extended through to Delmar on the east side of the present City Hall, replacing the name Oberlin. After 1970, most of that section of Harvard ne Oberlin was closed to expand the playground of the Delmar-Harvard school.

Although the light standards at the intersections are original, the other street lights were replaced in the 1970's by fixtures of black fiberglass and metal selected for their uncontemporary appearance.

Current Status

For many years fears have been voiced about the possibility of Big Bend Boulevard being extended north from its present terminus opposite 6965 Delmar through University Heights No. 1. While the probability of this now appears slight, damage to the neighborhood through inappropriate alterations of the buildings remains a threat. This was demonstrated early in the neighborhood's history when, between 1915 and 1920, many of the shingled and clapboarded houses were stuccoed. Currently, exchanging turned wooden porch posts for wrought iron ones is popular. Municipal legislation has been proposed which would establish University Heights No. 1 as a historic district with a board to review such changes.

In many ways, University Heights No. 1 is already well equipped to maintain its current quality. Almost every lot is claimed; five are attached to adjacent properties, three have been split between two properties and three others are unoccupied. Lot 14, Block 7, at the southeast corner of the intersection of Radcliffe and Columbia has been purchased by the trustees. The validity of the declaration of trust and agreement was recently reaffirmed by the courts when they ruled that the Anchor Masonic Temple could not build a parking lot on its Lot 22, Block 5, next door. The subsequent conversion of the Temple to use as an elementary school required approval of the subdivision. In addition to this formal structure, a neighborhood association is active. University City's effective housing code also plays an important role in the continued maintenance of the neighborhood.

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Footnotes

1. Robert Vickery, Anthrophysical Form (Charlottesville, Virginia: University Press of Virginia, 1972), pp. 19-20.
2. See pp. 45, 109 and 145.
3. Elinor Martineau Coyle, St. Louis Homes, 1866-1916: The Golden Age (St. Louis: The Folkestone Press, 1971), pp. 132-133.
4. John E. Lewis, letter to Mrs. Patrick C. Lennahan. Other information on 784 Yale from Harry Kelly, "Prospectus on 784 Yale" (ms.); Roger Davenport "Some Facts About 784 Yale" (ms.), both University City Public Library Archives.
5. John Albury Bryan, Missouri's Contribution to American Architecture (St. Louis: St. Louis Architectural Club, 1928). pp. 123, 160-168; "Atascadero Estates," Atascadero Bulletin No. 9 (Atascadero, California, 1918). pp. 19-23. In Atascadero Roth designed a school complex, a group of industrial buildings and a combination hotel and department store, which later burned.
6. Roger Davenport, op cit.
7. Houses in University Heights originally had street numbers corresponding to lot numbers, and several houses on Yale and Princeton long resisted the change to a uniform city-wide numbering system.
8. Nancy B. Breme, "City Hall Plaza" (National Register of Historic Places Nomination Form), December 10, 1974.
9. Sidney Morse, The Siege of University City: The Dreyfus Case of America (University City, Missouri: University City Publishing Company, 1912).
10. The accounts which Drischler maintained do not make it clear if he acted as architect or as supervisor of construction on the various projects. An entry for April 9, 1906, pertains to work to be done by Caldwell & Drake on the Colonial Hotel Building in Springfield, Missouri, a structure which has been credited to Tom P. Barnett. See John W. Leonard, ed., The Book of St. Louisans (St. Louis: The St. Louis Republic, 1906) p. 38.
11. Leonard, p. 166; Morse, pp. 118, 367.

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12. "Louis Clemens Spiering," Washington University Record, Series I, Vol. VII, No. V (March 1912).
13. A memorial inscription is located at the base of the light at the intersection of Trinity and Princeton.
14. Mrs. William Klein, interview with Mrs. Patrick C. Lennahan, April, 1977.
15. Concrete, Vol. XVIII, No. 1 (January 1921), pp. 15-19.
16. Nicholas Vahlkamp, "A Prairie Style House in St. Louis" (ms, 1974); Alvin Goldman, "The House at 748 Trinity" (ms, n.d.). Both University City Public Library Archives.
17. Board of Education, The Romance of A Quarter-Century of Public Education in University City (St. Louis: Keeler-Murray Printing Co., 1936), pp. 7-11; University City Schools, Vol. XVII, No. 7 (February 21, 1961).
18. Evans, pp. 286-291; Lois H. Kohlenberger, "Ceramics at the Peoples University," Ceramics Monthly (November 1966), pp. 33-37.

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a residential neighborhood, which was promoted in his magazine.

Lewis' energies and ambitions seemed to be boundless, as a list of his projects in these years reveals. In 1904 he founded the Peoples United States Bank, an innovative "bank by mail" institution. That World's Fair year, he built "Camp Lewis" a tent city for out-of-town visitors. In 1906 he incorporated University City with himself as mayor. The same year he built a new printing plant modeled on an Egyptian temple where the Woman's Farm Journal and the Woman's National Daily and later Beautiful Home went to press along with the original publication. In 1908 he bought the daily newspaper the St. Louis Star, and founded the American Women's League, an organization intended to provide a wide range of benefits for members. While University City was intended to be the "Capitol of the Women's World," chapters in outlying communities were eligible to receive free chapter houses if they submitted enough paid subscriptions to The Woman's Magazine. A correspondence school, the People's University, was founded to provide free instruction to members and their children; by 1910, it had attracted 50,000 students. In the spring of that year, the League held a National Convention in University City, and some 4,000 women attended.

Unfortunately, much of this interlocking network of activities was based on a system of financing that appeared to be, if it was not actually, robbing Peter to pay Paul. At least that is what the Missouri Attorney General thought when he placed the Peoples Bank in receivership on June 5, 1905, and what postal inspectors claimed when a fraud order was issued against Lewis the following day.<sup>3</sup> The fraud order effectively barred Lewis from using the mails, which temporarily wrecked his magazine business. The St. Louis Star reverted to its former owners after a few months. In 1911, the American Fibre Stopper Company, a University City based factory financed by Lewis, went bankrupt, and that heralded the collapse of the publishing company and the "university". In 1912 Lewis sold or abandoned his property here and moved to Atascadero, California, not far from San Luis Obispo. There he started over with a new magazine, a new land development company, and a variety of mail order schemes. In 1924 he again declared bankruptcy and in 1928 he was imprisoned for mail fraud.

The Design

Amidst the wreckage of his hopes, the city Lewis founded and University Heights Number One, the neighborhood he designed to be the best in his city, remain as testimonies to the finer side of his nature. They came into being when in 1902,

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as mentioned above, he needed larger quarters for his prospering magazine. According to his later account,<sup>4</sup> he made a careful study of St. Louis and its suburbs and concluded that the natural direction of growth would be to the west of the city limits (which had been fixed in 1876). His attention was directed to the high land on both sides of what is now Delmar Boulevard, formerly old Bonhomme Road, an old French trail. Along the south side of this land was Forest Park which was to be the site of the 1904 World's Fair. West of Forest Park was the new campus of Washington University then under construction. Lewis decided to buy a prominent corner lot for his publishing company but found he could not get it without buying the whole tract. He realized that soon there would be a demand for building lots this far west, so he determined to build not just a printing plant but a whole city, separate from St. Louis, with the finest residential areas. He paid \$170,000 for the site according to a bank official (\$200,000 according to Lewis), only \$10,000 of which was cash.

The subdivision would be called University Heights Subdivision Number One because of the proximity of Washington University. Many surrounding acres were soon put under option, the intention being to create on them University Heights Subdivision Two through Seven.

The similarity is noticable between the design of University Heights One and the designs of Frederick Law Olmsted, going back to 1868 and Riverside, Illinois. Lewis, in his typically allusive way, encouraged the supposition that the Olmsted firm in Brookline, Massachusetts, had indeed been involved with this design (Olmsted himself had died in 1903 after an illness of many years). "I had expert landscape gardeners from Boston to assist our architects in laying out the boulevards," Lewis wrote at one time, and at another, "I brought the best engineer in the country from Boston and had him lay out the land into the finest residence park in the West."<sup>5</sup> In fact, Lewis is known to have been in contact with the Olmsted firm in 1921 regarding work in Atascadero, but no connection with University Heights has been established.<sup>6</sup>

The curvilinear design of University Heights Number One was by the turn of the century scarcely the unique specialty of Olmsted, although his work is especially well known.<sup>7</sup> Andrew Jackson Downing, had established the theoretical foundation as early as 1841.<sup>8</sup> Downing, an architypal romantic, wrote specifically about rural life, but his picturesque landscapes with winding drives and paths, naturally grouped plants and asymmetrical plans were soon adapted to the suburbs. Llewelyn Park near Orange, New Jersey, was the prototype, laid out in 1852 by

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Downing's friend Alexander Jackson Davis.<sup>9</sup> Olmsted brought to these romantic concepts technical refinements in grading, drainage and circulation. The careful adjustment of the street pattern to the steeply sloping site of University Heights is an indication that Lewis and his assistants had absorbed not only the look of the picturesque style but its practical underpinnings as well.

Lewis wrote enough about the design to suggest that he himself was the primary force behind it. According to his account, he employed an expert to make a survey of his property with full computations, measurements, elevations, and other topographical features. Then, with his own hand, he transferred this information to an enormous drawing board. He modeled the topography in wax and reproduced all the characteristics of the property in miniature. By removing a mass of wax from an elevation, he was able to estimate the cubic yards of dirt he wanted moved from one place to another. His instructions to his landscape engineers were based on these experiments.

When the enginaers had completed the plat of the streets and boulevards under his supervision, he modeled these accurately in wax. By the use of little tubes, he checked the dimensions of proposed sewer pipes. He created miniature rainstorms with a sprinkler and checked out the effect of any possible surplus of rain. This resulted in a high degree of supervision over the contractors and landscape engineers.<sup>10</sup>

One such survey of the eighty-five acres was completed in February 23, 1904, by St. Louis civil engineer and surveyor, B.H. Colby. This survey shows the dimensions of the subdivision with all the interior Blocks, One through Twelve, with each Block having the individual lots plotted with dimensions.<sup>11</sup>

The time and attention required for such a process may explain why Subdivisions Two, Three and Four were subsequently laid out as simple grid, in spite of the fact that Subdivision Four lies on the same slope as Subdivision One. The comparative simplicity of these later developments also supports the belief that outside assistance was involved in the design of Subdivision One, but who that might have been remains unknown.

If Subdivision One can be seen as a suburb in the picturesque mode, it can also be seen as an example of a characteristic St. Louis institution, the private street.<sup>12</sup> A private street is created by writing into the deed of each property in the subdivision the requirement that each property owner



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belong to an association empowered to make assessments for the maintenance of streets, sewers, lights, and common ground. Restrictions also limit property use to single-family dwellings. Deed restrictions prohibiting offensive uses such as "bawdy houses and distilleries" were written as early as 1847, but the first private street as such was Benton Place, laid out in 1867 just off Lafayette Square, and now included in the National Register. Its designer was Major Julius Pitzman (b.1837), who subsequently laid out all the more than forty private streets in St. Louis up to Parkview (1904), including the most exclusive of all, Portland Place and Westmoreland Place, now also in the National Register.

Private streets kept out unwanted activities, and in the rapidly expanding city commercial uses constantly encroached on unprotected residential property. Lewis faced the problem of Delmar Gardens, an amusement park on the lower land immediately to the east of his land, with a racetrack beyond it (the track was closed by the state in 1911 while Delmar Gardens succumbed in 1919).<sup>13</sup>

Through traffic was eliminated by designing the private streets as cul-de-sacs or by closing them at the ends with gates. Lewis placed the gates not at the entrances of University Heights but in a visually dominant position at the top of the rise of Delmar Avenue, where they symbolically represent the entrance to the new city. (They are already on the National Register). The original plan of the subdivision did not in fact show the usual closed street system, but the planned north exits of Yale and Harvard were effectively closed by the River Des Peres, while the west link of Princeton Avenue would have crossed the plot where Lewis subsequently built his own house. Since 1970 the middle section of Harvard Avenue has been closed to enlarge the playground of the adjacent school, leaving the Delmar ends of Yale and Trinity as the only remaining entrances.

Private streets also kept out the lower classes; traditionally the more exclusive the better. Lewis broke with tradition by providing for a range of income levels. At the top of the hill on Yale, Princeton, Cornell, and facing the public street of Delmar, houses were required by deed restriction to cost a minimum of \$6,000. Minimum values were scaled downward with the slope of the land to a minimum of \$1,500 on the north side of Dartmouth.<sup>14</sup> Lot sizes and setbacks were proportioned accordingly. The public saw the best face of the neighborhood. The residents benefitted, too, because those at the northern end passed the larger properties each time they left or returned, while those nearer the south exits were seldom reminded of the cheaper houses.

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Camp Lewis and the Lewis House

The actual development of the Lewis plan was delayed by the Louisiana Purchase Exposition of 1904. As soon as it was decided to hold the Fair in Forest Park, then in sight of the Lewis property, Lewis arranged with an ex-army officer, Colonel Buzzacott, to erect a tent city on what are now Princeton and Cornell Avenues, extending west to Yale Avenue. It was called Camp Lewis, the "City on the Hill." Subscribers to The Woman's Magazine and Lewis publications were invited to come to the Fair and to stay at Camp Lewis. Come they did--some eighty thousand, bringing acquaintances and new friends for Mr. Lewis. The tents at Camp Lewis provided board floors, electric lights, and iron beds with springs and mattresses. There were also nursery rooms, a barber shop, a large recreation hall, a gift shop, reading rooms, a mammoth dining tent, and a hospital tent. This was not a money-making enterprise but an advertisement for the publishing company, and much of the total operation was underwritten by Lewis himself.<sup>15</sup>

By this time Lewis had already built a home for himself. He located it just below the southwest corner of the tract, where a large spring had created a swamp. This property, which was deemed "the worst piece there" was given to Lewis by the University Heights Company, he said, "as consideration for my negotiating the purchase by the Lewis Publishing Company of the corner lot where the magazine building now stands and for other services."<sup>16</sup> This was a typical Lewis ploy, describing himself as a third party between corporations he in fact controlled, but the improvements he made to the property thus acquired were admirable. Water from the spring was turned into an asset and was diverted to elaborate stables, several fountains, formal gardens, a marble swimming pool, and a greenhouse. The overflow was drained into a pond at the rear of the property which was stocked with fish.<sup>17</sup> A chicken house was eventually converted to a ceramic kiln where both Mr. and Mrs. Lewis acquired the art of molding, firing and decorating porcelains, and which led to the establishment of the Art Institute of the American Woman's League.<sup>18</sup> The house, which faced the intersection of Yale and Princeton, was a large three-story one in the Tudor revival style of brick and half-timbering, with numerous gables, dormers and porches. Ittner and Bruce were the general contractors, and Francis Drischler supervised construction.<sup>19</sup>

The estate was sold after the Lewises left and some years later the house was razed after a fire. In 1923 the City of University City acquired part of the estate for a park. Today in Lewis Park the old fish pond is a rock-banked lagoon with a fountain, paid for by contributions of subdivision residents,

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that filters and recirculates the water. It is stocked with fish for the amusement of children. The remainder of the estate was re-divided into building lots, one of which eventually was added to the park.

Development

After the Fair, development of University Heights began in earnest. About eighty houses were built before Lewis departed for California, and after a brief lull, construction continued apace. About 85% of the subdivision was complete by 1930. The Board of Trustees was formed January 19, 1905, a self-perpetuating group of three having unlimited terms of office.<sup>20</sup> This led to some lengthy associations among the three, the longest being 16 years (1933 to 1949). Even longer individual tenures were those of Conrad Budke (1905-1923), James H. Amos (1918-1953), and Fred A. Gissler (1923-1963).<sup>21</sup> The Trustees were challenged about 1915 by the proposed construction of a "tenement" at the head of Harvard Avenue (lot 2, block 2). This was contrary to the deed restrictions, which were eventually upheld by the courts. A photo from 1922 shows the abandoned foundations of the unfinished building.<sup>22</sup> In 1921 the Circuit Court granted a decree that recognized the post-war inflation by increasing the minimum costs of dwellings built in the subdivision. The new high was \$10,000 and the low \$2,500.<sup>23</sup> A neighborhood association supplemental to the original board has been active since 1948. This was the group that raised money for the brick and stone marker that now graces the Yale entrance to the subdivision. It was designed by Allen Rudolph, then a resident, and built in 1963.

Conclusion

In the years between 1902 when he bought the property and 1912, when he left Missouri, Edward Gardner Lewis transformed a cow pasture into a model residential area. He did so through his foresight and his promotional abilities. The site plan he devised combined desirable features of the picturesque landscape tradition and the St. Louis private street but made them accessible to people of varying incomes. He encouraged good architecture at moderate cost and attracted people of attainment in the arts as well as progressive businessmen.

University Heights is significant not only for what it was but for what it has remained. It was developed almost exactly as Lewis intended, although the last house was not built until 1966, and it has not been significantly altered.

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The survey of Missouri's historic sites is based on the selection of sites as they relate to theme studies in Missouri history as outlined in "Missouri's State Historic Preservation Plan" University Heights Subdivision No. 1 is being nominated to The National Register of Historic Places as an example of the themes of "Architecture," "Community Planning," and "Landscape Architecture."

Footnotes

1. William Hyde and Howard L. Conard, Encyclopedia of the History of St. Louis. (New York, Louisville, St. Louis: The Southern History Company, 1899), Vol. I, pp. 407-409; Vol. III, pp. 1591-1593, 1691-1692. McCune Gill, The St. Louis Story (Hopkinsville, Kentucky; St. Louis, Missouri, 1952), Vol. I, pp. 255-257. Thomas F. Meehan, Stephen Farrelly, Rev. Joseph F. Delany, D.D., United States Catholic Historical Society Records and Studies (New York: United States Catholic Historical Society, 1920), Vol. XIV, pp. 86-88.
2. Susan Waugh McDonald, "Edward Gardner Lewis: Entrepreneur, Publisher, American of the Gilded Age," Bulletin of the Missouri Historical Society, Vol. XXXV, No. 3 (April 1979). This is the outstanding study of Lewis to date.
3. Sidney Morse, The Siege of University City: The Dreyfus Case of America (University City, Missouri: University City Publishing Company, 1912), p. 226.
4. *ibid*, pp. 221-226. University Heights Realty and Development Company, University Heights (St. Louis, Missouri: Holbrook-Blackwelder Real Estate Trust Company, 1906), pp. 4-6.
5. Morse, pp. 222-223.
6. Mary J. Tynan, letter to Margaretta J. Darnell, August 19, 1975; John C. Broderick, letter to Constance H. Lennahan, March 2, 1977.
7. Laura Wood Roper, FLO, A Biography of Frederick Law Olmsted (Baltimore: The Johns Hopkins University Press, 1973), pp. 44, 54, 322, 474.
8. In that year he published A Treatise on the Theory and Practice of Landscape Gardening, Adapted to North America.
9. Jane D. Davies, "Llewellyn Park in West Orange, New Jersey," Antiques (January 1975), pp. 142-158.
10. Morse, pp. 222-224.

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11. B. H. Colby, "University Heights," survey filed and recorded February 23, 1904.
12. Robert Vickery outlined the history of the private place in "The Private Places of St. Louis," Landmarks of St. Louis (Landmarks Association of St. Louis, Inc.), Vol. 4, No. 1 (June 1964), pp. 7-19; and Anthrophysical Form (Charlottesville, Virginia: University Press of Virginia, 1972). A more specialized study is by Scot McConachie, "Public Problems and Private Places," Bulletin of the Missouri Historical Society, Vol. XXXIV, No. 2 (January 1978), pp. 90-103.
13. Foster Eaton, "Know Your County: University City," St. Louis Star-Times, February 15, 1946.
14. University Heights Realty and Development Company, "Declaration of First and Agreement University Heights Subdivision No. 1" (January 19, 1905).
15. Morse, pp. 220-243.
16. *ibid*, pp. 220-221.
17. Edward Gardner Lewis, "Journal" (ms., 1903), pp. 177-179. In University City Public Library Archives.
18. Morse, p. 397: Paul Evans, Art Pottery in the United States (New York: Charles Scribner's Son, 1974), pp. 286-291.
19. Ledger account of Francis Drischler, manuscript in the University City Archives, University City Public Library, pp. 177-179.
20. "Declaration of Trust and Agreement," op cit.
21. "Deed appointing Adolph Cohen as a member of the Board of Trustees of University Heights (Subdivision No. 1) of University City, Missouri," 1979.
22. Photograph, University City Public Library Archives.
23. "Declaration of Trust and Agreement," pp. 8-9.

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3. Coyle, Elinor Martineau. St. Louis Homes, 1866-1916: The Golden Age. St. Louis: The Folkestone Press, 1971, pp 130-133.
4. Eaton, Foster. "Know Your County: University City," St. Louis [Missouri] Star-Times, February 15, 1946.
5. Gill, McCune. The St. Louis Story. Hopkinsville, Ky.: Historical Record Assoc., 1952.
6. Leonard, John W., ed. The Book of St. Louisans. St. Louis: The St. Louis Republic, 1906.
7. McDonald, Susan Waugh. "Edward Gardner Lewis: Entrepreneur, Publisher, American of the Guilded Age," Bulletin of the Missouri Historical Society, Vol. XXXV, No. 3 (April, 1979), pp. 154-163.
8. Morse, Sidney. The Siege of University City: The Dreyfus Case of America. University City, Missouri: University City Publishing Co., 1912.
9. Stevens, Walter B. History of St. Louis The Forth City 1764-1909, Vol. III. Chicago, Ill.: S.J. Clarke Publishing Co., 1909.
10. University Heights Realty and Development Company. University Heights. St. Louis, Mo.: Holbrook-Blackwelder Real Estate Trust Co., 1906.

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thence east along the north boundary of Delmar Blvd. across Yale Avenue intersection to the southeast corner of Lot 1, Block 5, of University Heights Subdivision No. 1; thence north along the east edge of Lots 1 and 2, Block 5, which is the west edge of Trinity Avenue and also the western boundary of the University City City Hall Plaza Historic District, added to the National Register of Historic Places on March 7, 1975; thence following the western boundary of that district to its junction with the east property line of Block 2 of University Heights Subdivision No. 1; thence north along the east property line of Block 2 of University Heights Subdivision No. 1 to the north-east corner of the subdivision a total of 1112.10 feet more or less; thence west along the north line (River Des Peres) of University Heights Subdivision No. 1 to the north-west corner of University Heights Subdivision No. 1 a total of 1906.08 feet more or less; thence south along the west line of Block 12 of University Heights Subdivision No. 1 to the south-west corner of Lot 4, Block 12, of University Heights Subdivision No. 1 a total of 1410.84 feet more or less; thence west along the south line of Block 1 of University Park to the north-east corner of Lot 10-Block 1 of University Park a total of 199.96 feet more or less; thence south along the east line of Block 1 of University Park to the point of beginning a total of 530.72 feet more or less.

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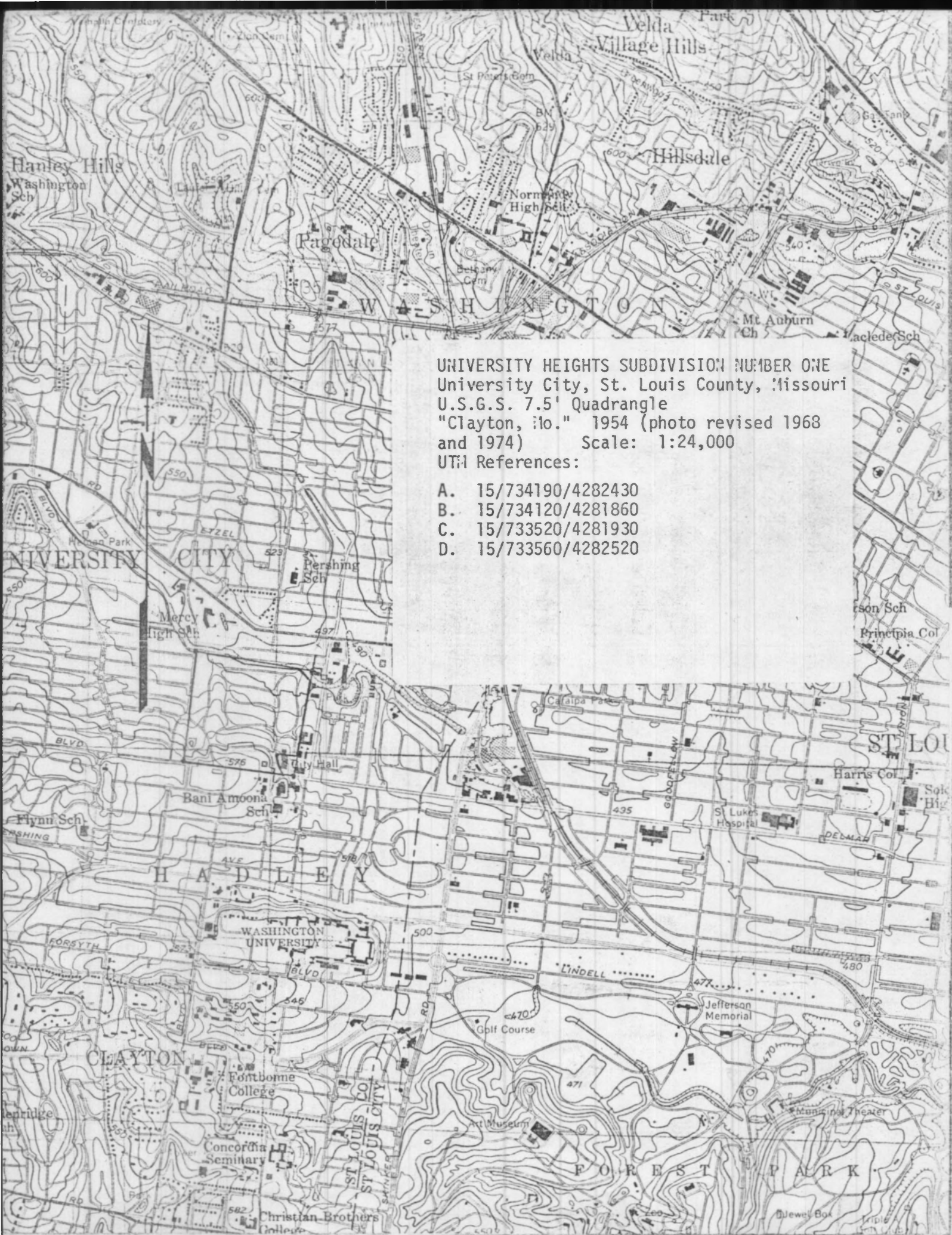
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2. Esley Hamilton  
University City Historic Preservation Committee  
c/o University City Public Library  
6701 Delmar Blvd.  
University City, Missouri 63130  
July 17, 1979  
1-314-727-3150
3. James M. Denny, Section Chief, Nominations-Survey  
and State Contact Person  
Department of Natural Resources  
Historic Preservation Program  
P.O. Box 176  
Jefferson City  
April 3, 1980  
314/751-4096  
Missouri 65102







UNIVERSITY HEIGHTS SUBDIVISION NUMBER ONE  
University City, St. Louis County, Missouri  
U.S.G.S. 7.5' Quadrangle  
"Clayton, Mo." 1954 (photo revised 1963  
and 1974) Scale: 1:24,000  
UTM References:

- A. 15/734190/4282430
- B. 15/734120/4281860
- C. 15/733520/4281930
- D. 15/733560/4282520

*Photo No.*

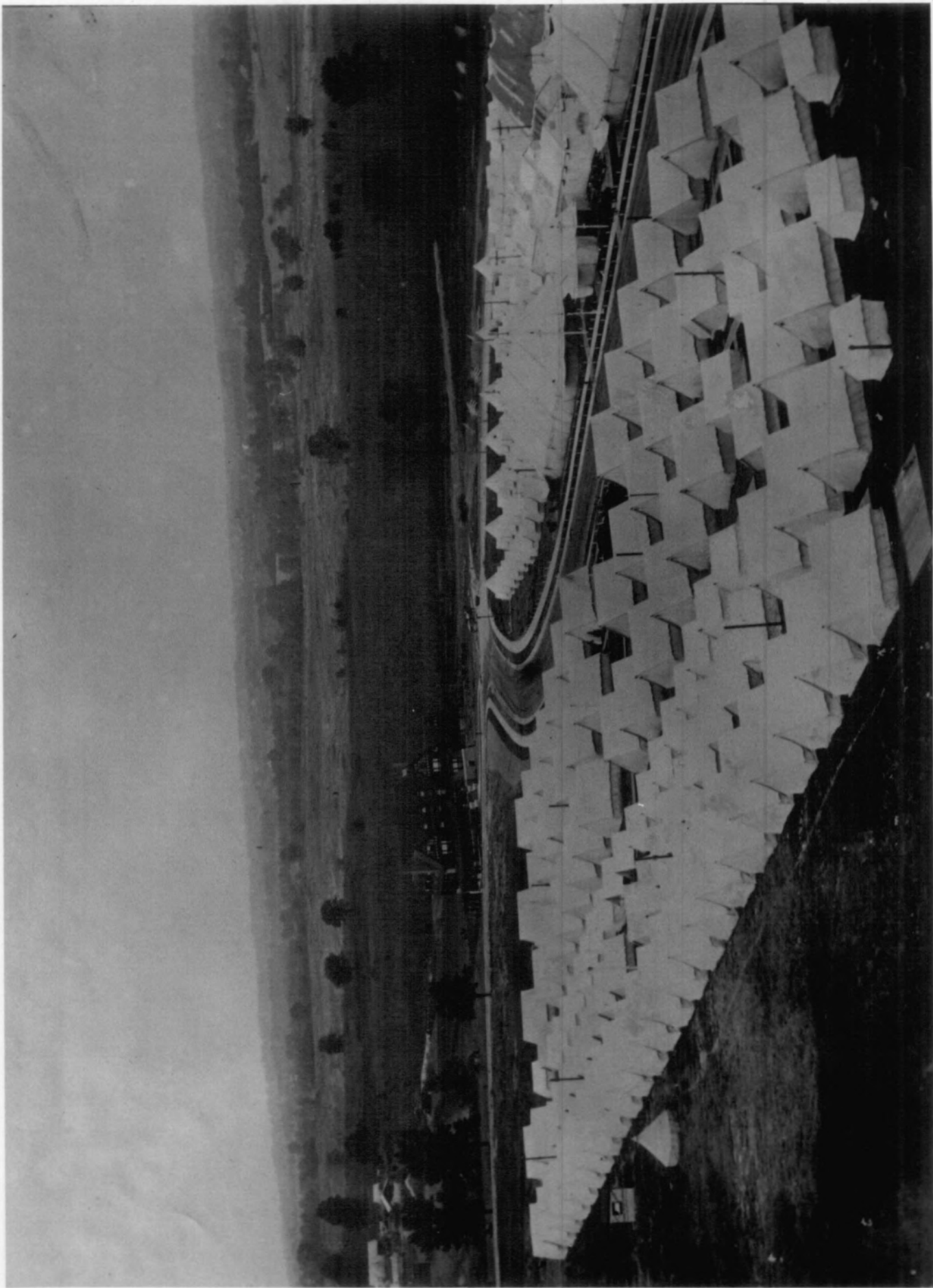
University Heights Subdivision Number One  
University City, Missouri 63130  
Original of historic photo in University  
City Library Archives  
Negative filed by Charles Scott Payne  
736 Harvard, University City, Mo.  
View 1904 of Tent City from northeast,  
showing E. G. Lewis House (demolished)  
and corner of Princeton and Yale  
Photo Number One of Twenty-nine

ORIGINAL PHOTOGRAPH IS IN THE ARCHIVES  
OF THE UNIVERSITY CITY LIBRARY

VIEW IS TO THE NORTH-WEST

THIS COPY MADE BY CHARLES SCOTT PAYNE  
JULY-1976

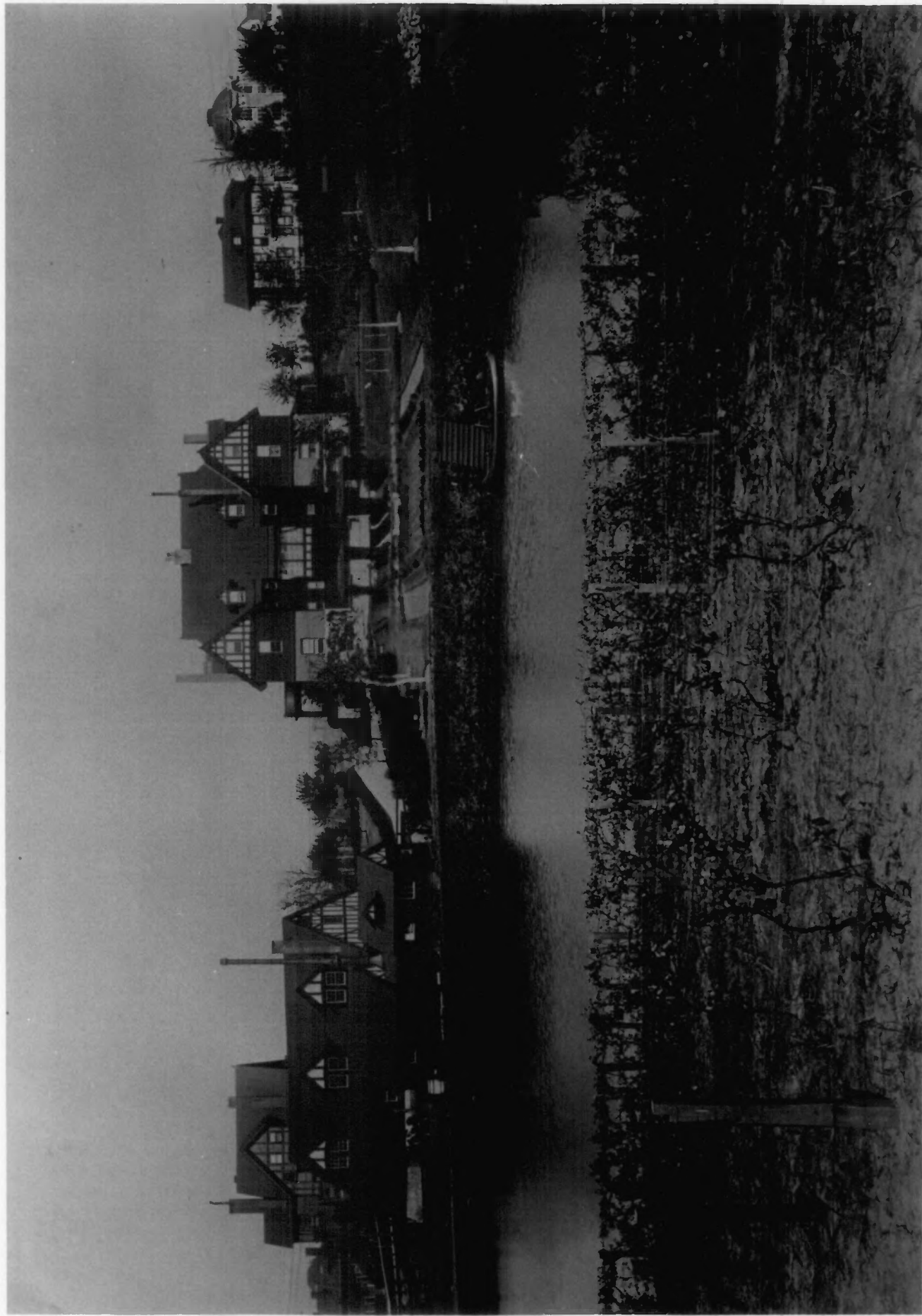




University Heights Subdivision Number One  
University City, Missouri 63130  
Original of historic photo in University  
City Library archives

Negative filed by Charles Scott Payne  
736 Harvard, University City, Mo.  
View c. 1906 across Lewis Park lake to E. G.  
Lewis House. Behind stable is 700 Yale  
(Photos 10 & 11); house to right is 11  
Princeton (Photo 25). Domed structure to  
right is City Hall. Photo Number Two of  
Twenty-nine

University City, Mo.  
University Heights  
Photo 25



6975 Cornell  
University Heights Subdivision Number One  
University City, Missouri 63130  
Original of historic photo in University  
City Library Archives  
Negative filed by Charles Scott Payne  
736 Harvard, University City, Mo.  
View of c. 1905  
Photo Number Three of Twenty-nine

Pl. 7. No. 75





6975 Cornell

University Heights Subdivision Number One

University City, Missouri 63130

Photo credited to Charles Scott Payne, 1976

Negative filed at 736 Harvard

University City, Missouri

Photo Number Four of Twenty-nine

UNIVERSITY HEIGHTS SUBDIVISION NO. 1

6975 CORNELL

VIEW TO: NORTH-WEST

PHOTOGRAPHER: CHARLES SCOTT PAYNE  
JULY-1-1976 - 2:26 P.M.



6935 Cornell

University Heights Subdivision Number One  
University City, Missouri 63130

Photo credited to University City  
Historic Preservation Committee, 1979  
Negative filed at University City Library.  
6701 Delmar, University City, Mo.  
Photo Number Five of Twenty-nine



6915 Amherst  
University Heights Subdivision Number One  
University City, Missouri 63130  
Photo credited to University City  
Historic Preservation Committee, 1979  
Negative filed at University City Library  
6701 Delmar, University City, Mo.  
Photo Number Six of Twenty-nine



784 Yale

University Heights Subdivision Number One

University City, Missouri 63130

Photo credited to Charles Scott Payne, 1976

Negative filed at 736 Harvard,

University City, Mo.

Photo Number Seven of Twenty-nine

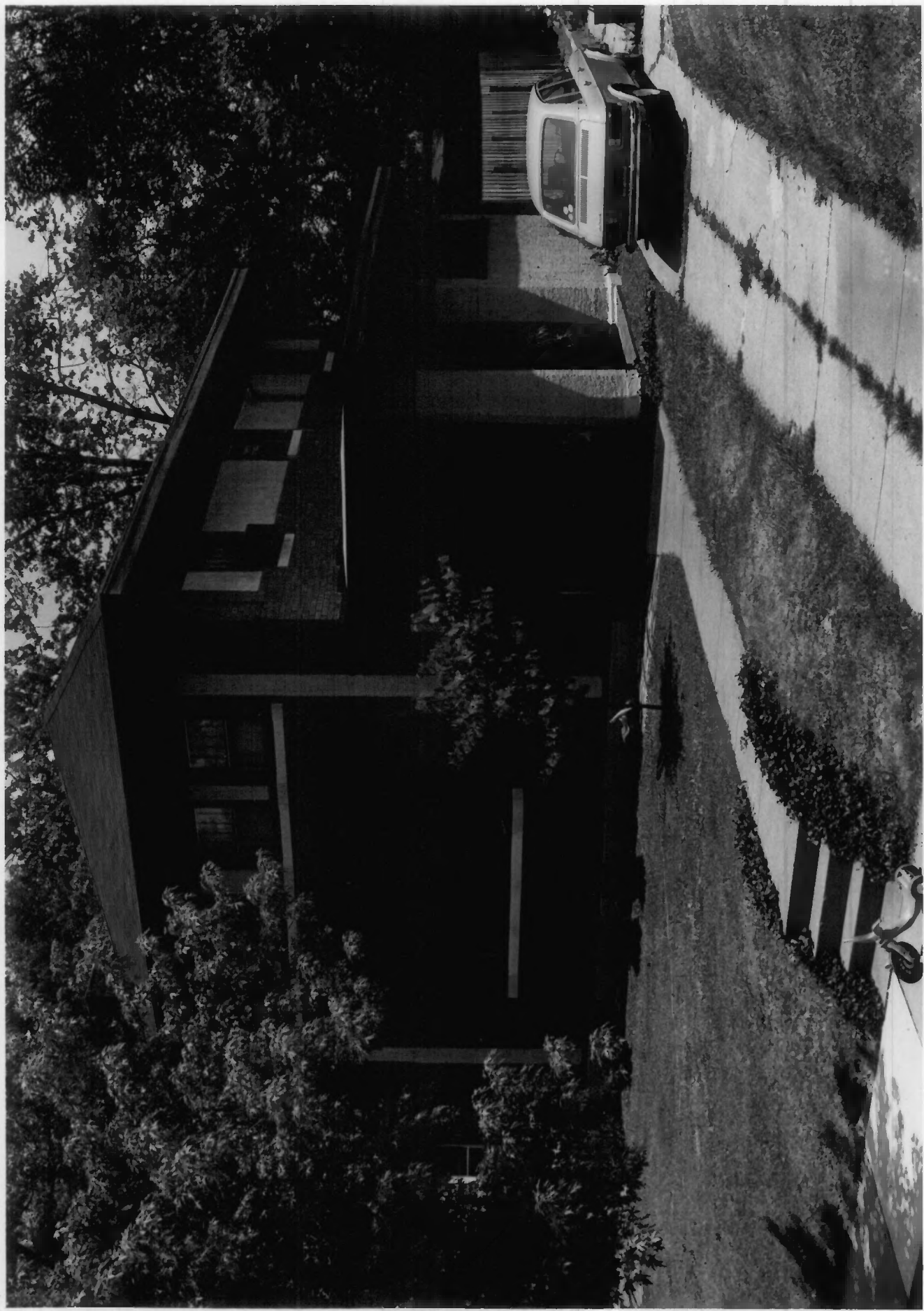
UNIVERSITY HEIGHTS SUBDIVISION NO. 1

784 YALE AVE

VIEW TO: EAST

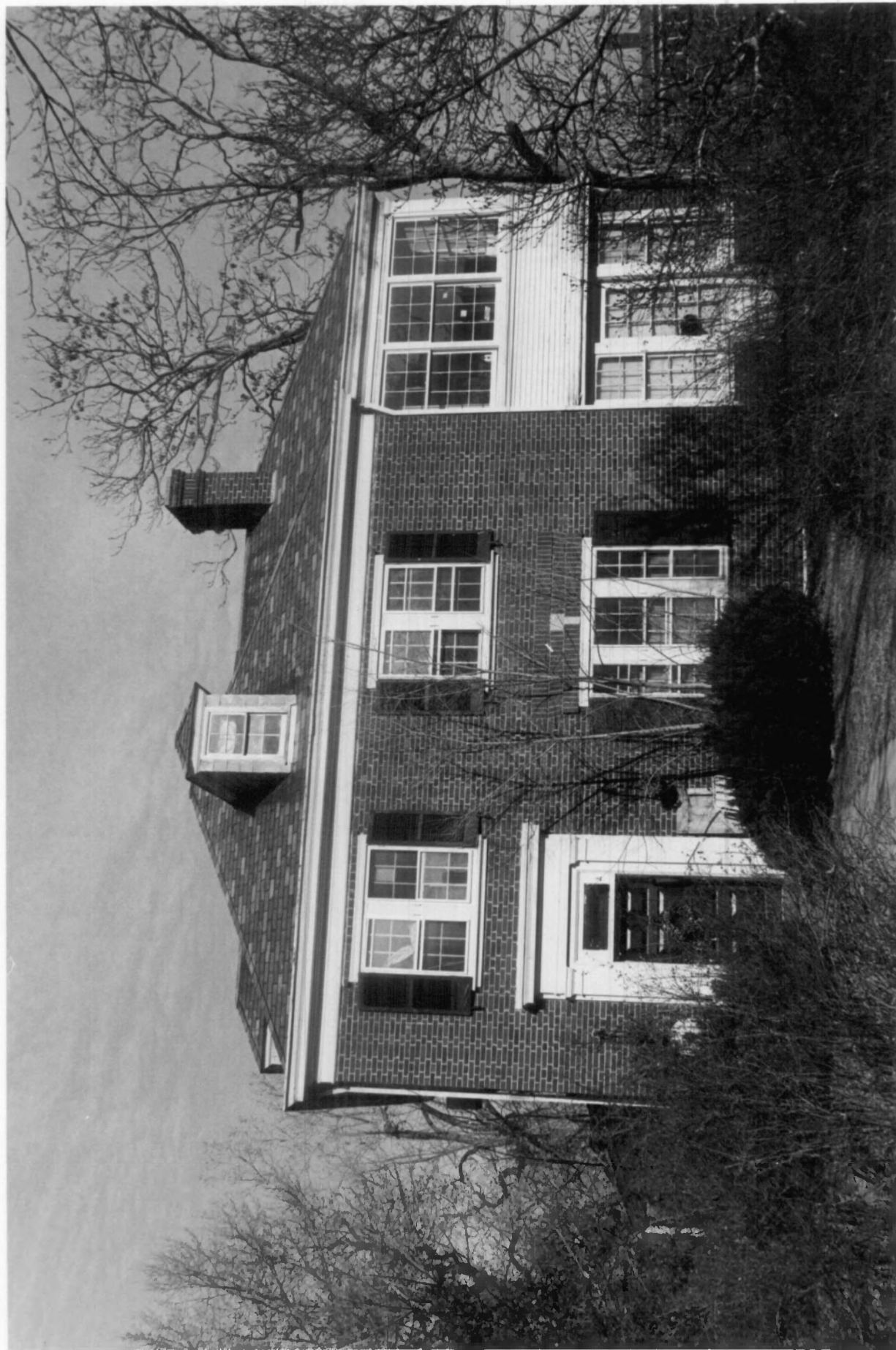
PHOTOGRAPHER: CHARLES SCOTT PAYNE  
JULY-8-L976 - 1:15 P.M.







6901 Princeton  
University Heights Subdivision Number One  
University City, Missouri 63130  
Photo credited to University City  
Historic Preservation Committee, 1979  
Negative filed at University City Library,  
6701 Delmar, University City, Mo.  
Photo Number Eight of Twenty-nine



#1 Yale

University Heights Subdivision Number One

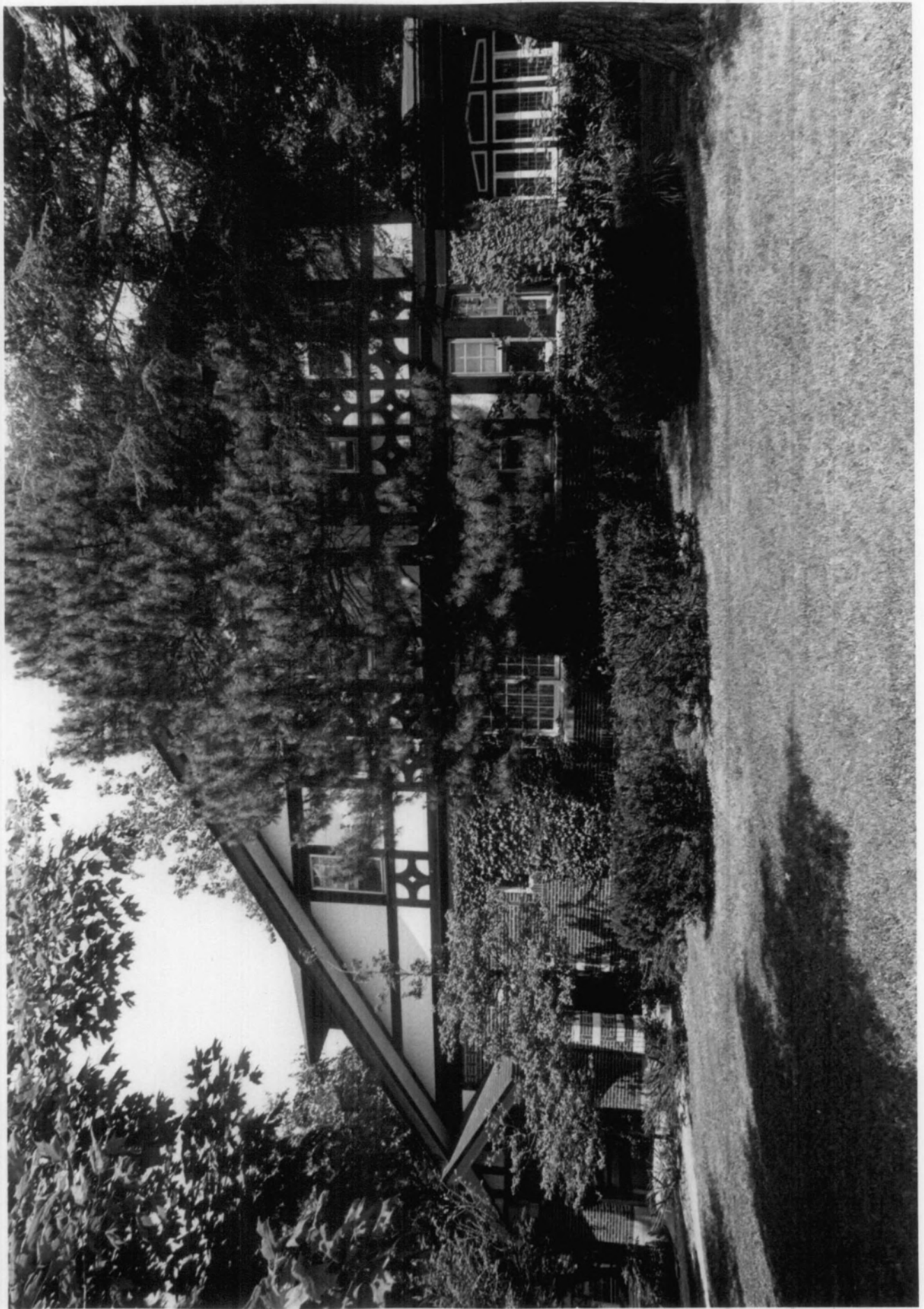
University City, Missouri 63130

Photo credited to Charles Scott Payne, 1976

Negative filed at 736 Harvard,

University City, Mo.

Photo Number Nine of Twenty-nine



700 Yale

University Heights Subdivision Number One  
University City, Missouri 63130  
Photo credited to Charles Scott Payne, 1976  
Negative filed at 736 Harvard,

University City, Mo.

Photo Number Ten of Twenty-nine

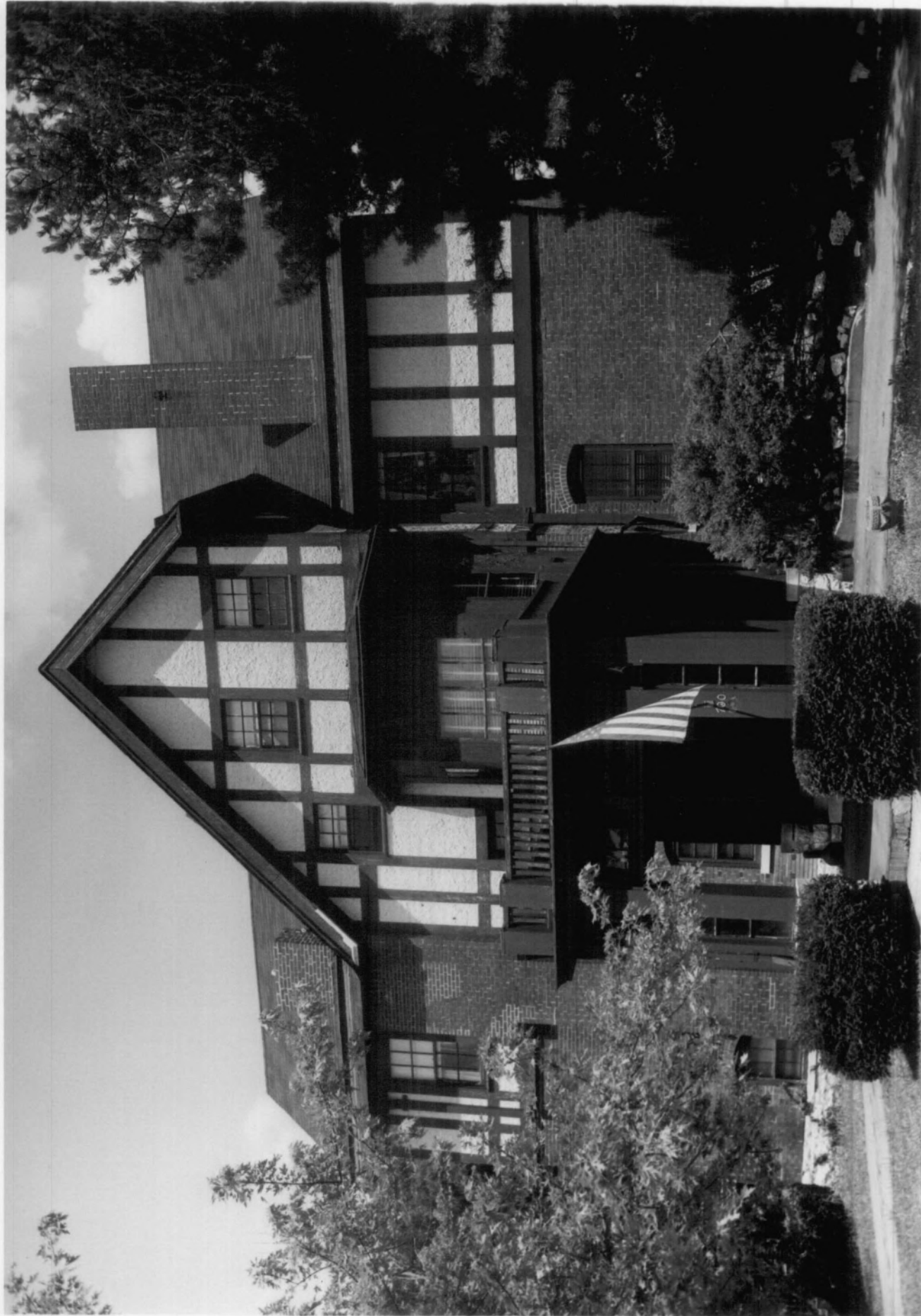
UNIVERSITY HEIGHTS SUBDIVISION NO. 1

700 YALE AVE.

VIEW TO: EAST

PHOTOGRAPHER: CHARLES SCOTT PAYNE  
JULY-1-1976 - 2:15 P.M.





7 (6940) Princeton  
University Heights Subdivision Number One  
Photo credited to Charles Scott Payne, 1976  
Negative filed at 736 Harvard,  
University City, Mo.  
Photo Number Eleven of Twenty-nine

UNIVERSITY HEIGHTS SUBDIVISION NO. 1

7 PRINCETON

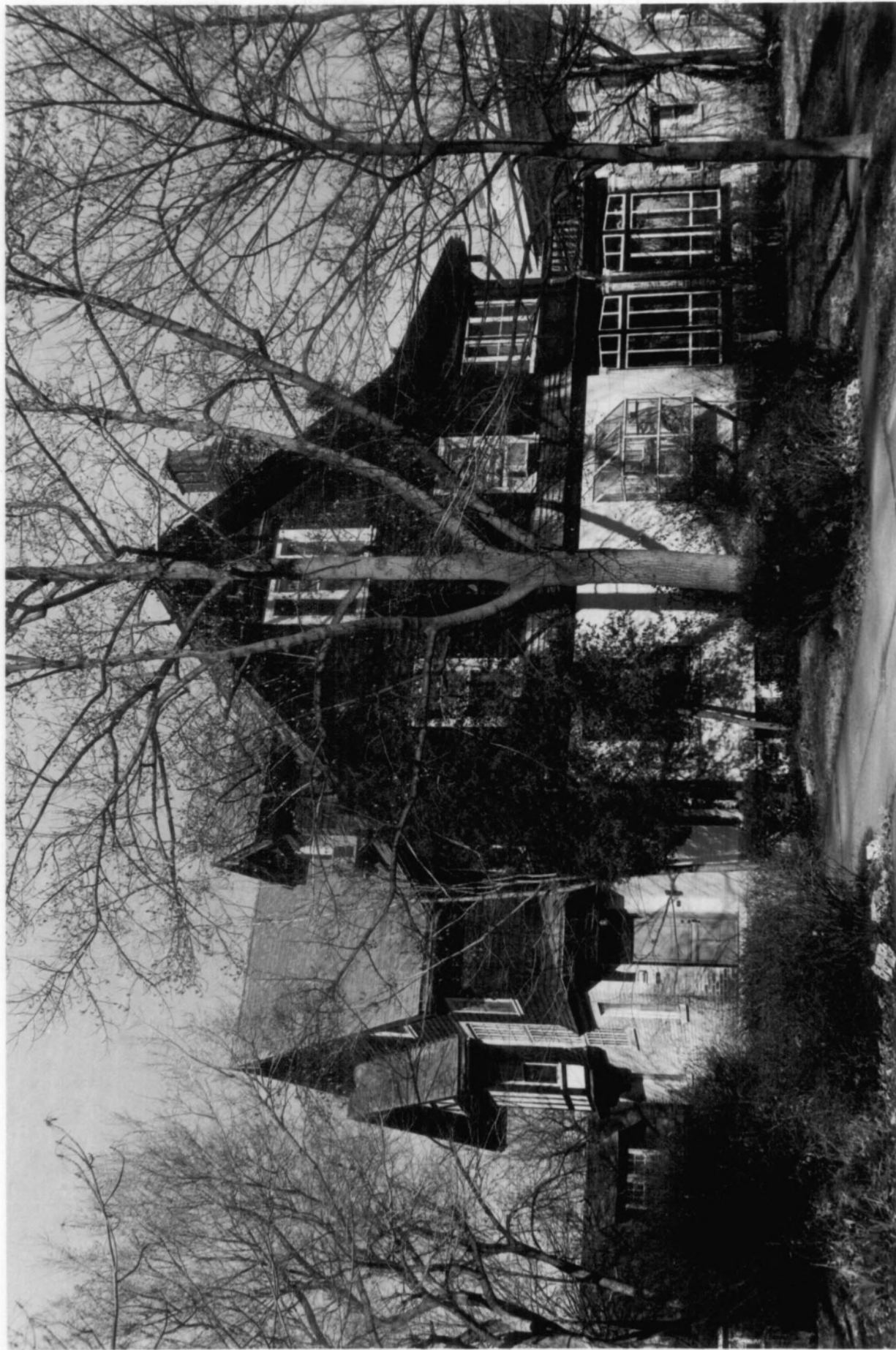
VIEW TO: SOUTH

PHOTOGRAPHER: CHARLES SCOTT PAYNE  
JULY-8-1976 - 1:13 P.M.



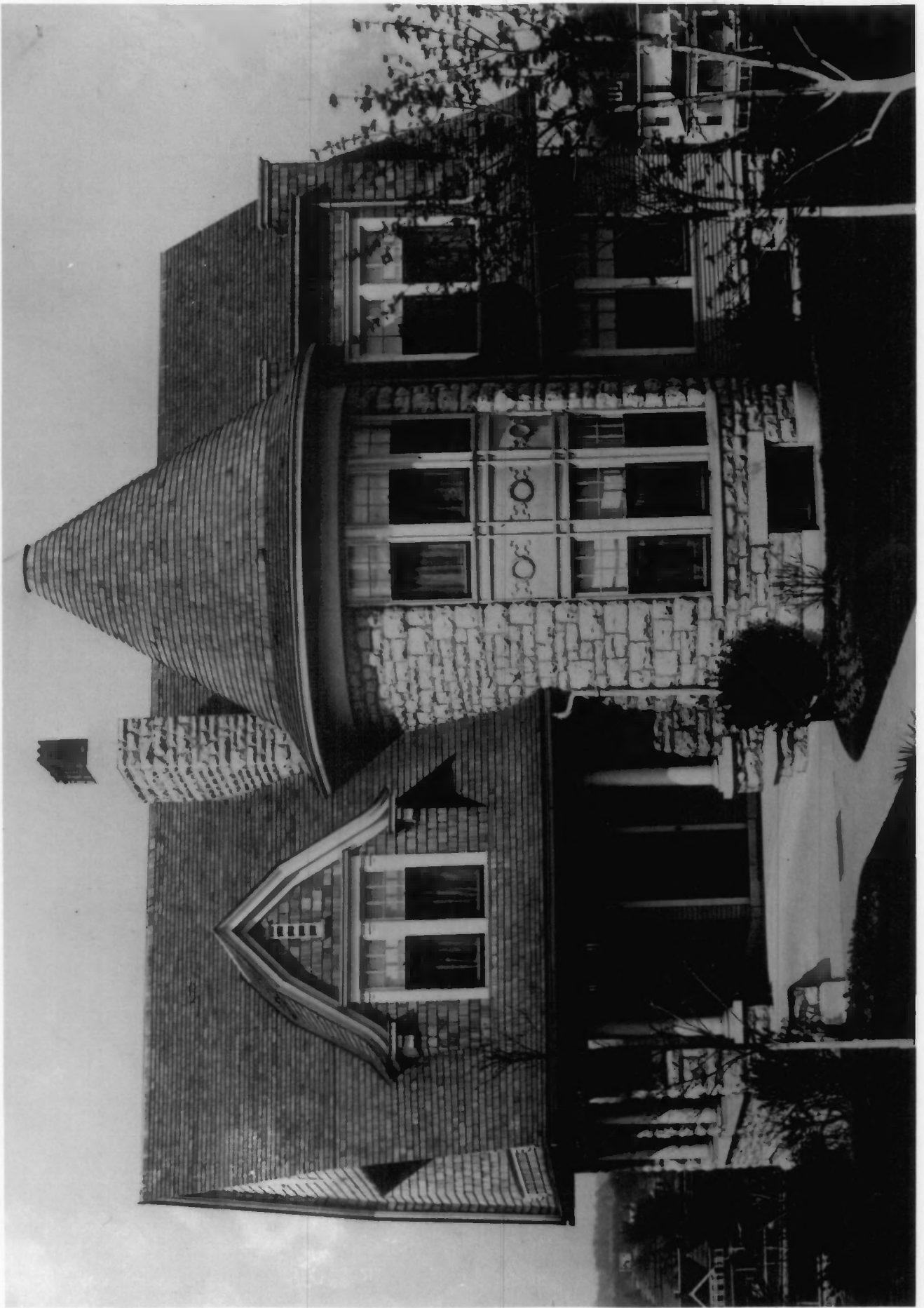


18 (6941) Princeton  
University Heights Subdivision Number One  
University City, Missouri 63130  
Photo credited to University City  
Historic Preservation Committee, 1979  
Negative filed at University City Library,  
6701 Delmar, University City, Mo.  
Photo Number Twelve of Twenty-nine



15 (6965) Princeton  
University Heights Subdivision Number One  
University City, Missouri 63130  
Original of historic photo in University  
City Library Archives  
Negative filed by Charles Scott Payne  
736 Harvard, University City, Mo.  
View of c. 1908  
Photo Number Thirteen of Twenty-nine

PL 7. 11. 20



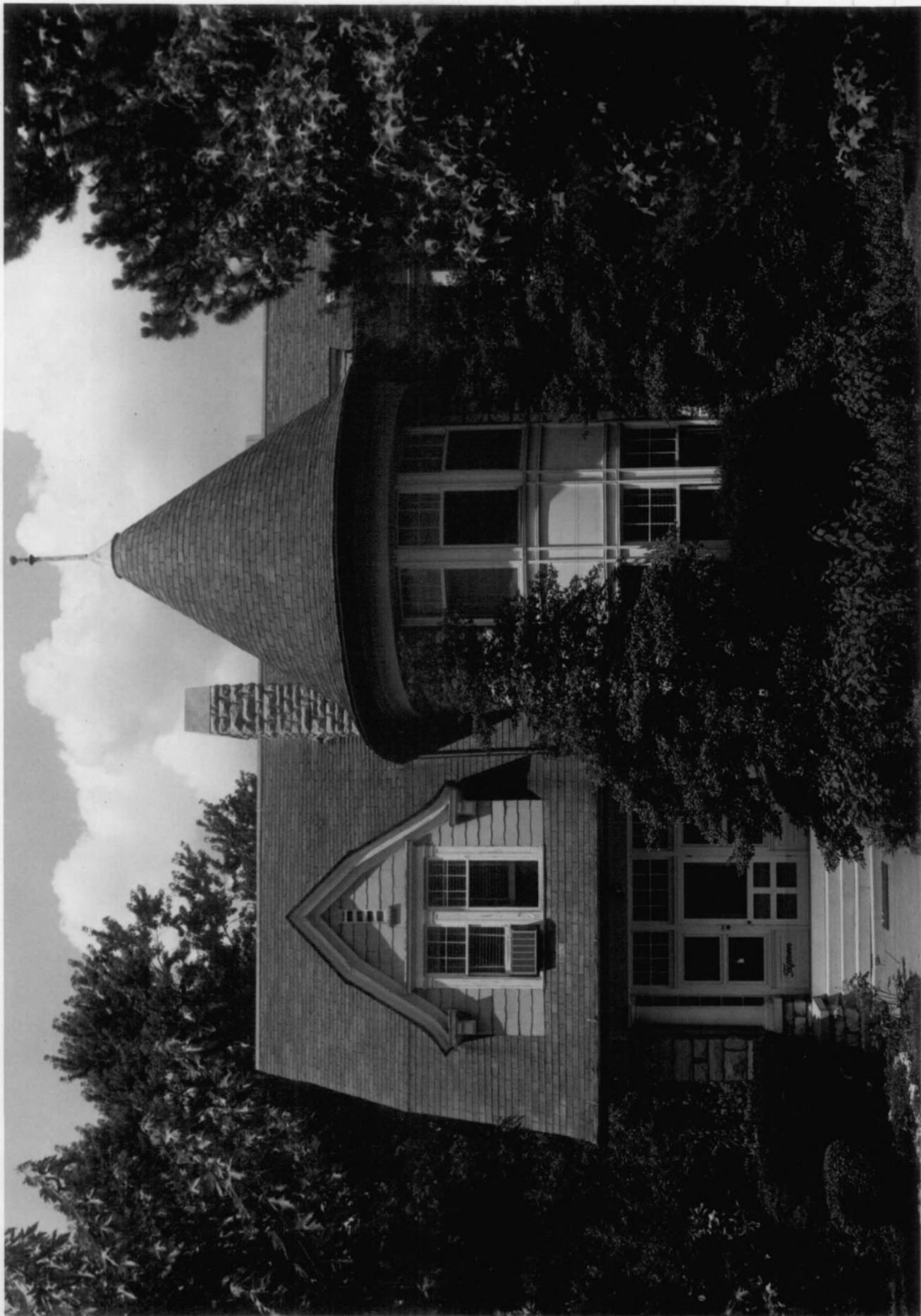
15 (6965) Princeton  
University Heights Subdivision Number One  
University City, Missouri 63130  
Photo credited to Charles Scott Payne, 1976  
Negative filed at 736 Harvard,  
University City, Mo.  
Photo Number Fourteen of Twenty-nine.

UNIVERSITY HEIGHTS SUBDIVISION NO. 1

85 PRINCETON

VIEW TO: NORTH

PHOTOGRAPHER: CHARLES SCOTT PAYNE  
JULY-1-1976 - 2:21 P.M.



727 Radcliffe

University Heights Subdivision Number One  
University City, Missouri 63130

Photo credited to University City

Historic Preservation Committee, 1979

Negative filed at University City Library,  
6701 Delmar, University City, Mo.

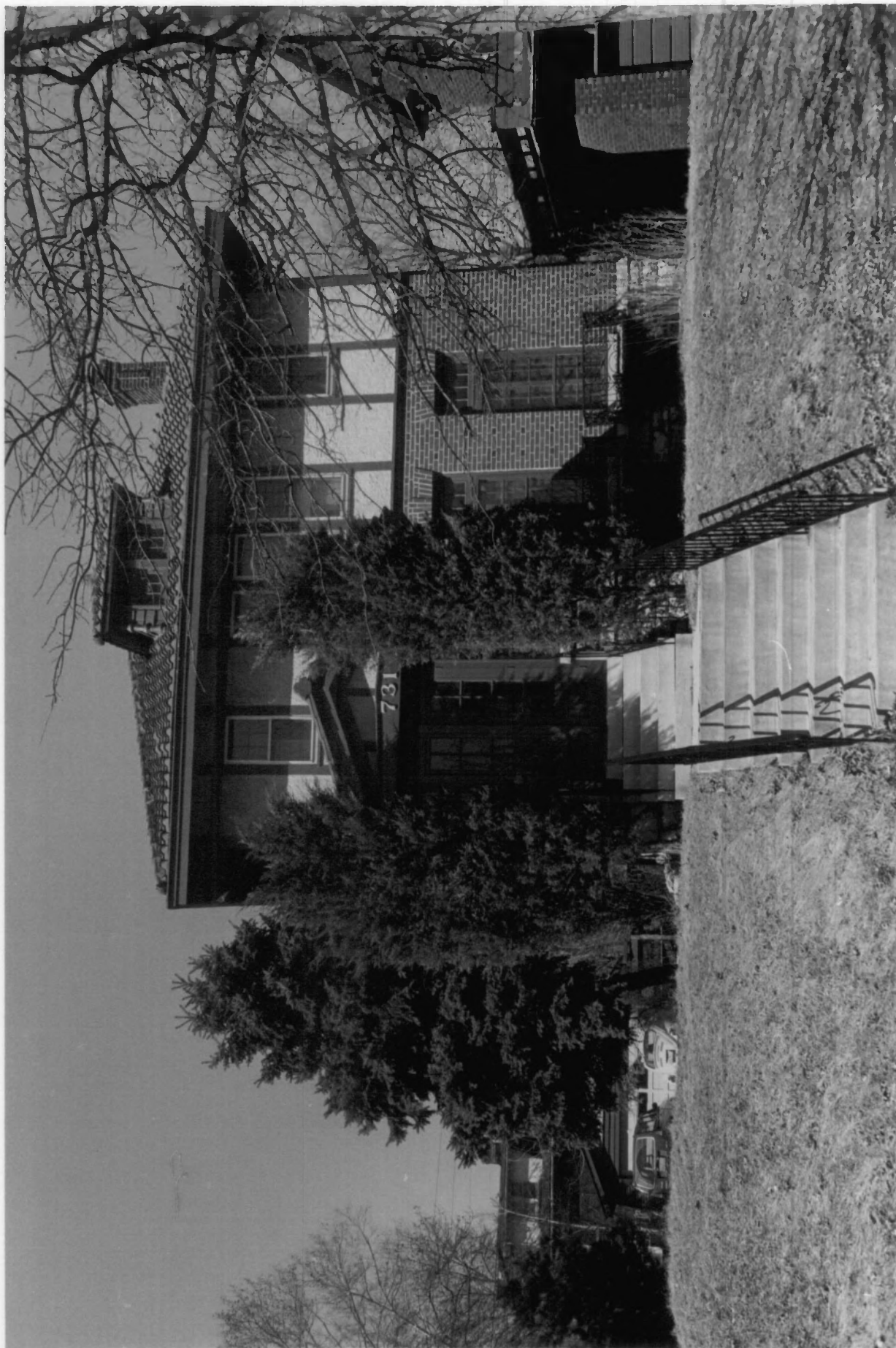
Photo Number Fifteen of Twenty-nine



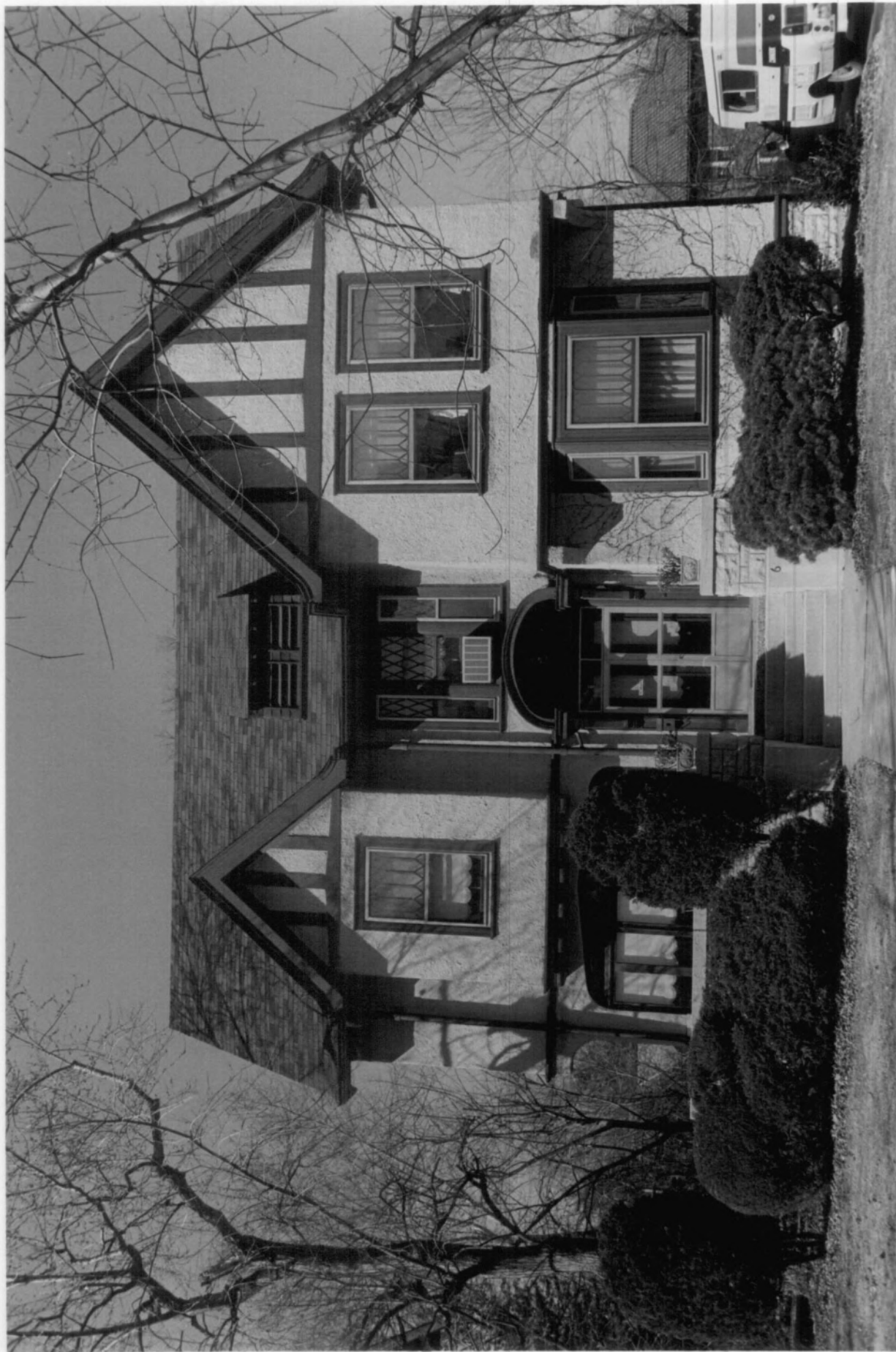




731 Radcliffe  
University Heights Subdivision Number One  
University City, Missouri 63130  
Photo credited to University City  
Historic Preservation Committee, 1979  
Negative filed at University City Library,  
6701 Delmar, University City, Mo.  
Photo Number Sixteen of Twenty-nine



6 (727) Yale  
University Heights Subdivision Number One  
University City, Missouri 63130  
Photo credited to University City  
Historic Preservation Committee, 1979  
Negative filed at University City Library  
6701 Delmar, University City, Mo.  
Photo Number ~~Seventeen~~ of Twenty-nine



3 (6910) Princeton  
University Heights Subdivision Number One  
University City, Missouri 63130  
Photo credited to University City  
Historic Preservation Committee, 1979  
Negative filed at University City Library  
6701 Delmar, University City, Mo.  
Photo Number ~~Eighteen~~ of Twenty-nine



751 Radcliffe  
University Heights Subdivision Number One  
University City, Missouri 63130  
Photo credited to University City  
Historic Preservation Committee, 1979  
Negative filed at University City Library  
6701 Delmar, University City, Mo.  
Photo Number ~~751~~ of Twenty-nine







748 Trinity  
University Heights Subdivision Number One  
University City, Missouri 63130  
Photo credited to Charles Scott Payne, 1976  
Negative filed at 736 Harvard,  
University City, Mo.  
Photo Number Twenty-nine

UNIVERSITY HEIGHTS SUBDIVISION NO. 1

748 TRINITY

VIEW TO: EAST

PHOTOGRAPHER: CHARLES SCOTT PAYNE  
JULY-1-1976 - 2:30 P.M.



22

8 (6948) Princeton  
University Heights Subdivision Number One  
University City, Missouri 63130  
Photo credited to University City  
Historic Preservation Committee, 1979  
Negative filed at University City Library  
6701 Delmar, University City, Mo.  
Photo Number Twenty ~~Two~~ of Twenty-nine



23

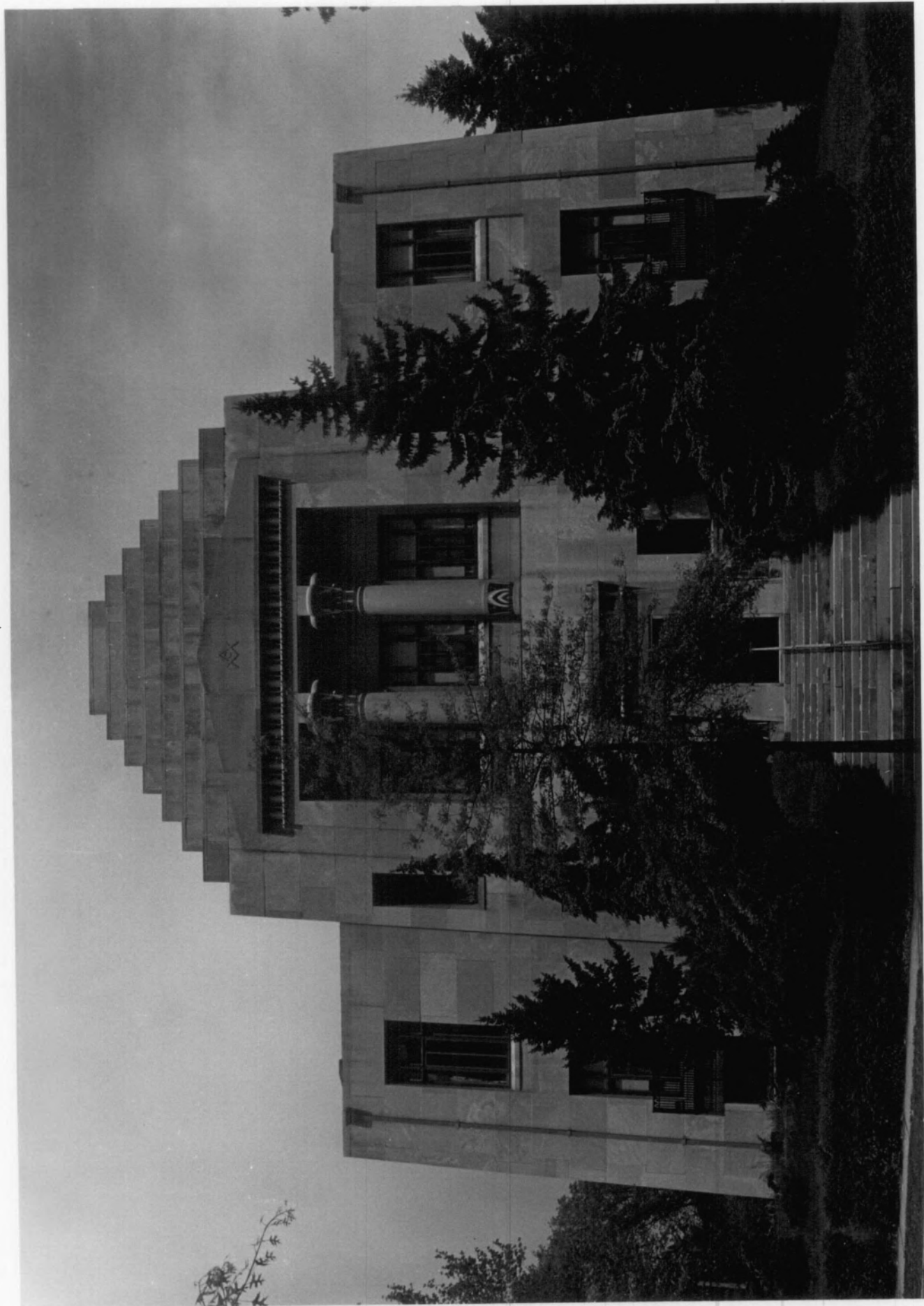
725 Harvard  
University Heights Subdivision Number One  
University City, Missouri 63130  
Photo Credited to Charles Scott Payne  
Negative filed at 736 Harvard, University  
City, Mo.  
Photo Number ~~Twenty-two~~ of Twenty-nine



Anchor Temple, 6901 Delmar  
University Heights Subdivision Number One  
University City, Missouri 63130  
Photo credited to Charles Scott Payne, 1976  
Negative filed at 736 Harvard,  
University City, Mo.  
Photo Number Twenty-nine of Twenty-nine

Photo No. 4







11 (6970) Princeton  
University Heights Subdivision Number One  
Photo credited to Charles Scott Payne, 1976  
Negative filed at 736 Harvard,  
University City, Mo. 63130  
Photo Number ~~Twenty-four~~ of Twenty-nine



6943 Columbia  
University Heights Subdivision Number One  
University City, Missouri 63130  
Photo credited to University City  
Historic Preservation Committee, 1979  
Negative filed at University City Library  
6701 Delmar, University City, Mo.  
~~Photo Number Twenty-five of Twenty-nine~~



6934 Dartmouth.  
University Heights Subdivision Number One  
University City, Missouri 63130  
Photo credited to Charles Scott Payne, 1976  
Negative filed at 736 Harvard,  
University City, Mo.  
Photo Number ~~6934~~ of Twenty-nine

UNIVERSITY HEIGHTS SUBDIVISION NO. 1

6934 DARTMOUTH

VIEWS TO: SOUTH

PHOTOGRAPHER: CHARLES SCOTT PAYNE  
JULY-8-1976 • 1:21 P.M.





6941 Dartmouth

University Heights Subdivision Number One  
University City, Missouri 63130

Photo credited to Charles Scott Payne, 1976  
Negative filed at 736 Harvard,

University City, Mo.

Photo Number Twenty-seven of Twenty-nine

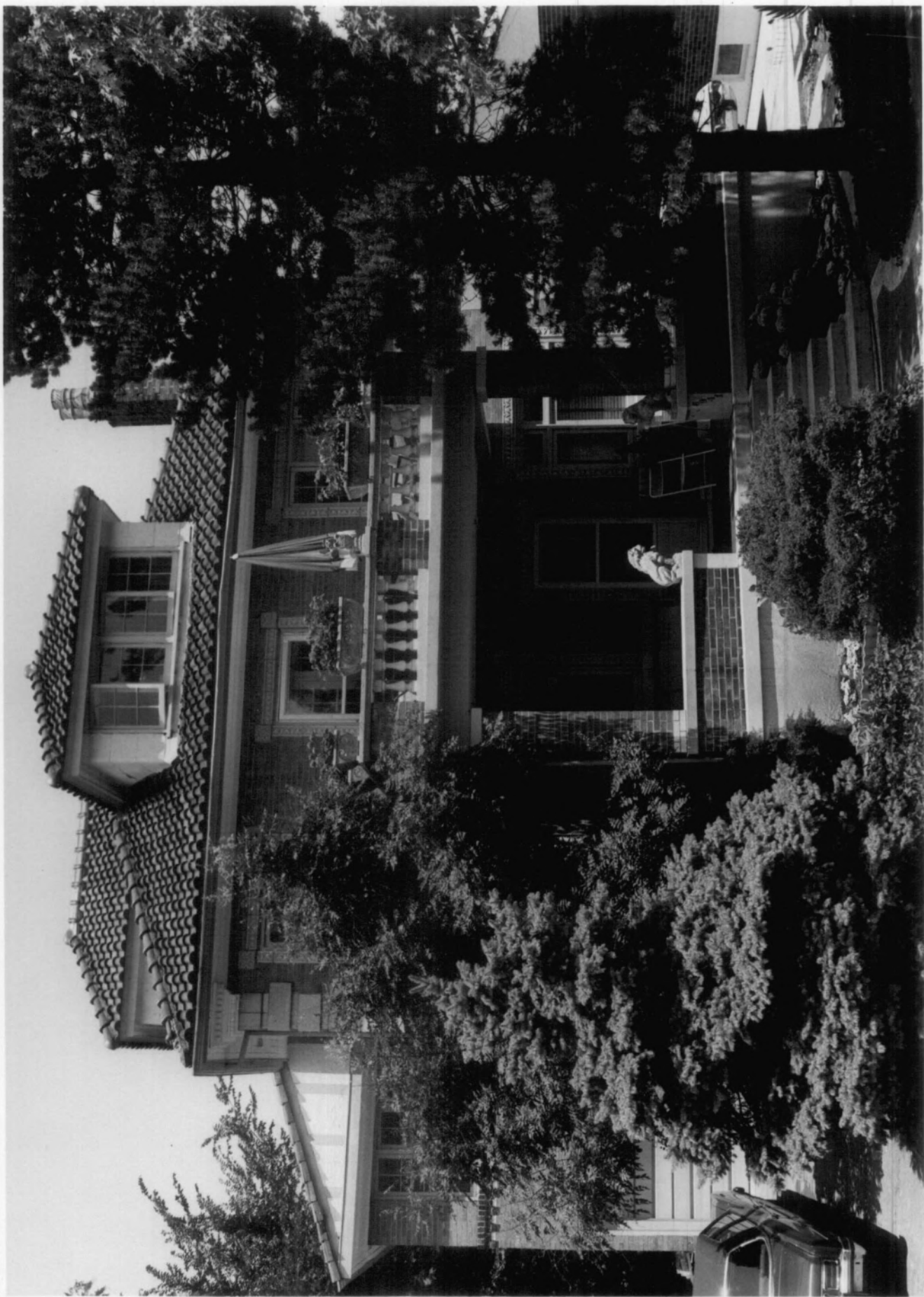
UNIVERSITY HEIGHTS SUBDIVISION NO. 1

6941 DARTMOUTH

VIEW TO: NORTH

PHOTOGRAPHER: CHARLES SCOTT PAYNE  
JULY-8-1976 - 1:21 P.M.







University City, Mo.  
University Heights  
Photo No. 27

Light standard, corner of Trinity & Columbia  
University Heights Subdivision Number One  
University City, Missouri 63130  
Photo credited to Charles Scott Payne, 1976  
Negative filed at 736 Harvard,  
University City, Mo.  
Photo Number Twenty-eight of Twenty-nine



Original Aerial Photograph  
University Heights Subdivision Number One  
University City, Missouri 63130  
Photo credited to Surdex Corporation, 1973  
Copy made by Charles Scott Payne, 1976  
Negative filed at 736 Harvard,  
University City, Mo.  
Photo Number Twenty-nine of Twenty-nine

ORIGINAL AERIAL PHOTOGRAPH  
FEB-24-1973  
BY  
SURDEX CORPORATION  
COPY MADE BY CHARLES SCOTT PAYNE  
JULY-1976

